

Municipality of Township of Blandford-BlenheimBY-LAW No. 1359-2002

WHEREAS the Council of the Corporation deems it necessary to borrow the sum of One Million dollars to meet, until the taxes are collected, the current expenditures of the Corporation for the year:

AND WHEREAS the total of amounts previously borrowed under Section 187 of the Municipal Act, as amended from time to time, (the "Act"), that have not been repaid are NIL dollars.

AND WHEREAS the amount of the estimated revenues (as defined and interpreted in the Act) of the Corporation as set out in the estimates adopted for the current year and not yet collected (or, if the same have not yet been adopted, the amount of the estimated revenues of the Corporation as set forth in the estimates adopted for the next preceding year) 2001 is Eight Million Sixty Six Thousand Eight Hundred and Thirty dollars;

AND WHEREAS the amount to be borrowed under this by law and the amounts of borrowings that have not been repaid does not in the aggregate exceed from January 1st to September 30th of the year, 50% of the total, and from October 1st to December 31st, 25% of the total of the estimated revenues of the Corporation as set out above.

BE IT THEREFORE ENACTED by the said Council as follows:

(1) The Head and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, by way of promissory note or banker's acceptance, from Bank of Montreal, a sum or sums not exceeding in the aggregate _____ dollars to meet, until the taxes are collected, the current expenditures of the Corporation for the year, including the amounts required for the purposes mentioned in subsection (1) of the said Section 187, as amended from time to time, and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the moneys so borrowed, and such other documentation as may be requested by the Bank therefor, with interest at a rate not exceeding PRIME per cent per annum, which may be paid in advance or otherwise.

(2) All sums borrowed from the said Bank, for any or all of the purposes mentioned in the said Section 187, as amended from time to time, shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.

(3) The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this By-law, as well as all the other sums borrowed in this year and any previous years, from the said Bank for any or all of the purposes mentioned in the said Section 187, as amended from time to time, together with interest thereon, all of the moneys hereafter collected or received on account or realized in respect of the taxes levied for the current year and preceding years and all of the moneys collected or received from any other source, which may lawfully be applied for such purpose.

Passed this 2nd day of January, ~~19~~ 2002.

(SEAL)


(The Head of the Corporation)


Clerk.

C/S

I hereby certify that the foregoing is a true copy of By-Law No. 1359-2002 of The Corporation of the Township of Blandford-Blenheim in the Province of Ontario, duly passed at a meeting of the Council of the said Corporation duly held, and that the said By-law is in full force and effect.

Dated this 2nd day of January, ~~19~~ 2002.

As witness the Seal of
the Corporation

Clerk.

C/S

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1361-2002

Being a by-law to establish an Interim Tax Levy for the year 2002.

WHEREAS, Section 370 (1) of the Municipal Act, Chapter M 45. RSO 1990 as amended provides that the council of a local municipality, before the adoption of the estimates for the year under Section 367, may pass levying amounts on the assessment of property in the local municipality rateable for local municipal purposes.

AND WHEREAS, Section 370 (3) of the Municipal Act, Chapter M 45 RSO 1990 as amended, (Bill 140) states that the amount levied on a property shall not exceed 50% of the total amount of taxes for municipal and school purposes levied on the property for the previous year.

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That for the year 2002 the interim levy shall be levied, raised and calculated on all real property taxable and liable to pay the same according the last revised assessment roll in an amount not to exceed **50%** of the total amount of the taxes for municipal and school purposes on the property for the previous year.
2. Local improvement charges for municipal drainage debenture loans, tile drainage debenture loans, the Bright Water System, and the Drumbo Water and Sewage System and the Plattsville Water and Sewage System, shall have $\frac{1}{2}$ of the total due for the year placed on the interim bill.
4. The said interim tax levy shall be due and payable in two installments to the Township office 47 Wilmot Street S. Drumbo On N0J 1G0 on or before the following dates:

First Installment
Second Installment

February 21, 2002
May 23, 2002

By-law **READ** a **FIRST** and **SECOND** time this 16th day of January 2002.

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 16th day of January, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1362-2002

Being a By-law to regulate or prohibit the keeping of animals, birds or reptiles in the Township of Blandford-Blenheim.

WHEREAS Section 210.1 of the Municipal Act, R.S.O. 1990, Chapter M.45 provides the authority to Council to pass by-laws for prohibiting or regulating the keeping of animals or any class thereof within the municipality or defined areas thereof and for restricting, within the municipality or defined areas thereof, the number of animals or any class thereof that may be kept by any person, or that may be kept in or about any dwelling unit or class of dwelling unit as defined in the by-law.

AND WHEREAS Section 5.4 of the General Provisions section of the Township Zoning By-law #1360-2002, provides for the control of animals, birds and reptiles in any zone except an agricultural zone by way of an Animal Control By-law passed under the authority of Section 210 of the Municipal Act.

AND WHEREAS Council deems it necessary and expedient to pass such a by-law;

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

Definitions

1. Animal – means any live non-human vertebrate or invertebrate, including a bird or reptile, weaned from its mother, and without limiting the generality of the foregoing, includes a domestic animal, an animal raised for commercial purposes, an animal kept as a working animal, a pet or for hobby purposes such as breeding, showing, or sporting fowl, an exotic animal, livestock, pigeons, reptiles and wild animals.
2. Council – means the Council of the Corporation of the Township of Blandford-Blenheim.
3. Domestic Bird – means all varieties and species of domestic and tame birds except birds typically associated with an agricultural operation.
4. Lot – means a parcel of tract of land which is held under separate ownership from adjacent lands according to the registration thereof in the Registry Office of Land Titles Office, with the exception of mobile home lots within a mobile home park, such mobile home lots shall be deemed a separate lot for the purposes of this by-law and individual units in an apartment building which shall be deemed a separate lot.
5. Owner – means any person who keeps or harbours an animal, and for the purpose of this definition, "owns" and "owned" shall have a corresponding meaning and shall include a person who is temporarily the keeper or in control of the animal.
6. Person – means any individual, firm, incorporated or unincorporated group or organization, business entity or club to who the context can apply in accordance with the Interpretation Act.
7. Township – means the Corporation of the Township of Blandford-Blenheim.

General Provisions

8. No person shall within the areas zoned as Residential (RR, RE, R1, R2, R3, RMH), Village (V), Central Commercial (CC, HC, SC), Industrial (MR, MG, ME), Development (D), Institutional (I), or Recreational (REC) or a Special Provision Category to any of the aforementioned zones in the Township Zoning By-law #1360-2002, as amended, keep any animal except those permitted in accordance with the following schedule:
 - a. Dogs – 2 per lot
 - b. Cats – 2 per lot
 - c. Rabbits – 2 per lot
 - d. Hamsters, gerbils, guinea pigs, tame mice – exempt if totally confined and for hobby purposes only and not sale purposes
 - e. Domestic Birds – exempt if totally confined and for hobby purposes only and not sale purposes
 - f. Non-venomous reptiles and amphibians – exempt if totally confined and for hobby purposes only and not sale purposes
9. No person shall keep, harbour or cause to be kept within any area of the Township, any animal of the kind listed in Schedule "A" forming part of this by-law, for sale, for exhibition, as a pet or for any other purpose.
10. Every cage, tank, pen, loft or other such structure of enclosure used for the housing of animals shall:
 - a. not be constructed of any unsightly material;
 - b. be of sound construction and totally enclosed;
 - c. be kept within the rear yard nearest to the main building or structure;
 - d. be constructed with a wooden or metal floor, with a clearance from the ground of at least thirty centimeters (twelve inches) or on a concrete pad.
11. Every cage, tank, pen, loft or other such structure or enclosure used for the housing of animals shall be maintained so that:
 - a. such enclosure may be readily sanitized;
 - b. such enclosure is kept in a clean condition; and
 - c. such enclosure minimizes, as nearly as practicable, offensive odours.
12. Every coop, pen or shelter used to house pigeons shall not be closer than 60 metres (196.8 ft.) to any school, church or public hall or closer than 40 metres (131.2 ft.) to a neighbouring dwelling house if occupied by persons other than the owner or tenant.
13. No dog shall be kept confined or tied within 10 metres (32.8 ft.) of a dwelling house other than that of the owner of the dog.
14. No person shall permit any animal to run at large or trespass on public property or the property of others and such animals found so running shall be liable to impoundment and otherwise being dealt with or disposed of under the provisions of The Pounds Act and any amendments thereto.
15. Every person who keeps an animal in the Township shall provide the animal or cause it to be provided with such food, water, exercise, attention and veterinary care as may be required from time to time to keep the animal in good health.

By-law Number 1362-2002 cont'd.

16. If an animal is customarily kept out-of-doors, the person having the custody or control of the animal shall at all times provide for its use a structurally sound, weather-proof, insulated enclosure with off-the-ground flooring, which enclosure shall be located not less than 1.2 metres (3.9 ft.) from the property line.
17. Every person who has the custody or control of an unsprayed female animal shall, during each period that the animal is in heat, keep it confined so that it will not attract other animals.

Exemptions

18. The provisions of this by-law shall not apply to the employees of a municipal or other governmental authority lawfully operating a public park, exhibition or zoological garden, and maintaining animals therein.
19. The provisions of this by-law shall not apply to an animal control contractor or lawfully operating Society shelter.
20. The provisions of this by-law shall not apply to an animal hospital or clinic which is lawfully operated and supervised by a veterinarian licensed by the Ontario Veterinary Association.
21. With the exception of Section 11, Prohibited Animals, the provisions of this by-law shall not apply to a legally operating pet store.
22. The provisions of this by-law shall not apply to premises registered as research facilities under the Animals for Research Act, or the persons in charge or the employees thereof, during the course of their duties.
23. The provisions of this by-law shall not apply to any person licensed or exempted as an operator or an animal supply facility in accordance with the Animals for Research Act, or the employees of such facility, during the course of their duties.
24. The provisions of this bylaw shall not apply to anyone holding a licence under any statute of the Province of Ontario or the Government of Canada, which permits the keeping of animals under stated condition.
25. The provisions of this bylaw shall not apply on the premises of any television studio where such animals are being kept temporarily for the purpose of a television production.
26. The provisions of this by-law shall not apply to any person while rendering emergency treatment to an injured or abandoned animal.
27. Sections 10 and 11 shall not prevent any person from keeping, harbouring or possessing any animal if such animal was lawfully being kept, harboured or possessed by the person on the day of the passing of the enabling by-law; but only for so long as the animal continues to be kept, harboured or possessed by the person.

Penalties

28. Any person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine or penalty as provided in the Provincial Offences Act.
29. That all penalties imposed by a judicial officer are recoverable under the Provincial Offences Act and together with such costs and expenses as are imposed thereunder.


By-law Number 1362-2002 Cont'd.

Other

30. The provisions of this by-law take full force and effect on the passage hereof.
31. By-law Number 488-83 enacted the 16th day of March, 1983, is hereby repealed.
32. This by-law may be cited as the "Animal Control By-law".

By-law **READ** a **FIRST** and **SECOND** time this 6th day of February, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 6th day of February, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk/Administrator

Schedule "A"
to By-law Number 1362-2002

Animal Control By-law

Animals Prohibited in the Township of Blandford-Blenheim

1. All marsupials (such as kangaroos and opossums)
2. All non-human primates (such as gorillas and monkeys)
3. All felids, except the domestic cat
4. All canids, except the domestic dog
5. All viverrids (such as mongooses, civets and genets)
6. All mustelids (such as skunks, weasels, otters, badgers), except the domestic ferret
7. All ursides (bears)
8. All artiodactylus ungulates, except domestic buffalo, deer, cattle, goats, pigs and sheep
9. All procyonids (such as raccoons, coatis and cacomistles)
10. All hyaenas
11. All perissodactylus ungulates, except the domestic horse and ass
12. All elephants
13. All pinnipeds (such as seals, fur seals and walruses)
14. All snakes of the families pythonidae and boidae
15. All venomous reptiles and amphibians
16. All diurnal and nocturnal raptors (such as eagles, hawks and owls)
17. All edentates (such as anteaters, sloths and armadillos)
18. All bats
19. All crocodilians (such as alligators and crocodiles)
20. All arachnids (such as tarantulas)

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1363-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to REC-4 the zone symbol of the lands so designated REC-4 on Schedule "A" attached hereto.
2. That Section 24.4 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"24.4.4 Location: Part Block C, Registered Plan 104 – Drumbo (Blenheim) REC-4

24.4.4.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any REC-4 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a park
- a public use in accordance with the provisions of Section 5.20

24.4.4.2 Notwithstanding any provision of this By-law to the contrary, no person shall within any REC-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

24.4.4.2.1 LOT AREA, LOT FRONTAGE & LOT DEPTH

Minimum	Nil
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24.4.4.2.2 FRONT YARD

Minimum Depth	Nil
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24.4.4.2.3 EXTERIOR SIDE YARD

Minimum Width	Nil
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24.4.4.2.4 SPECIAL PROVISION FOR BUILDINGS OR STRUCTURES


No building or structure shall be permitted within 10 metres of the traveled portion of Wilmot Street.

24.4.4.2.5 All of the other provisions of the REC Zone in Section 24.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this **6th** day of **March** 2002.

READ a third time and finally passed this **6th** day of **March** 2002.



Donald S. Woolcott
Mayor

(SEAL)



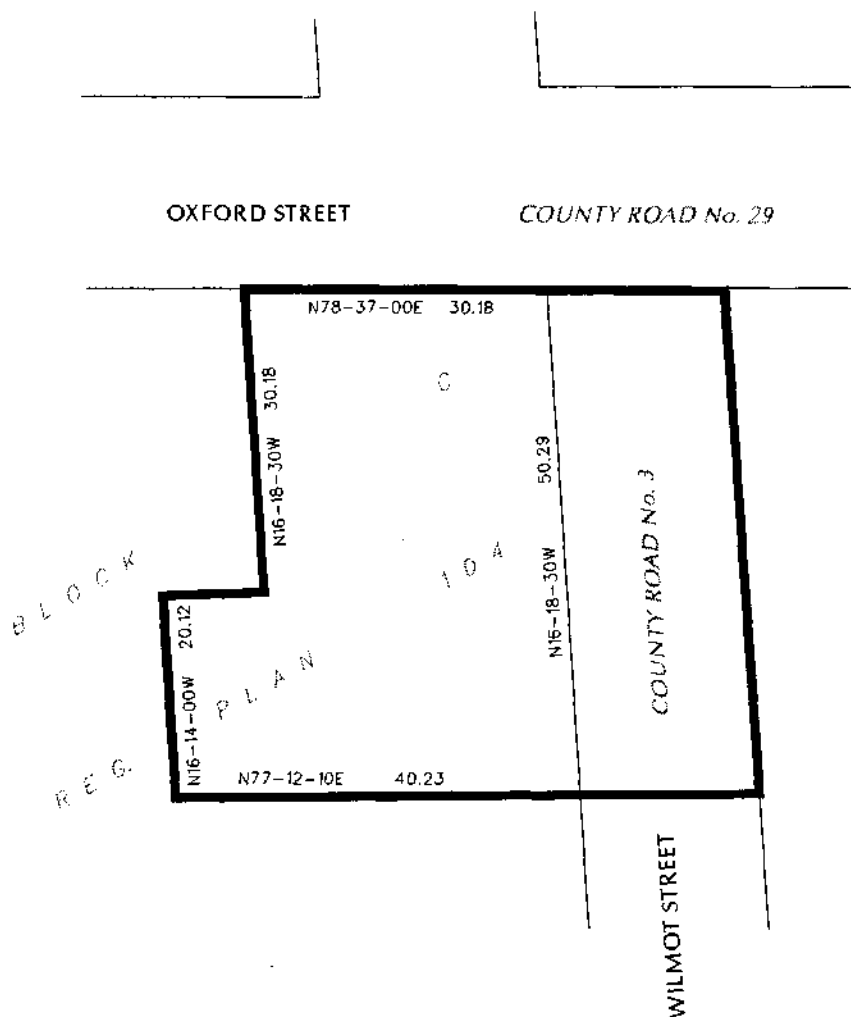
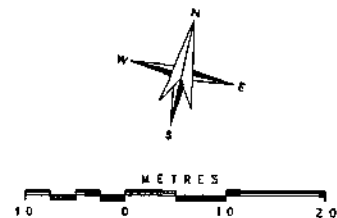
Keith Reibling
Clerk

SCHEDULE "A"

TO BY-LAW No. 1363-2002

PART OF BLOCK C, REGISTERED PLAN 104 (BLENHEIM)
PART 1, REFERENCE PLAN 41R-2359


TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1363-2002, PASSED

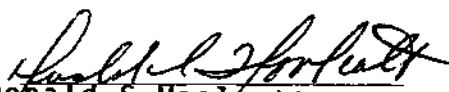
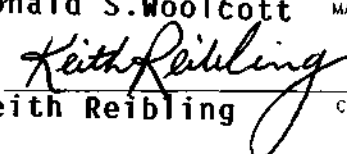
THE 6th DAY OF March, 2002

 AREA OF ZONE CHANGE TO REC-4

NOTE: ALL DIMENSIONS IN METRES



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COUNTY OF OXFORD


Donald S. Woolcott MAYOR

Keith Reibling CLERK

ZON 1-423

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER

EXPLANATORY NOTE

The purpose of By-Law Number 1363-2002 is to rezone certain lands in the Village of Drumbo, comprising Part Block C, Registered Plan 104 (Blenheim) from 'Central Commercial Zone (CC)' to 'Special Recreational Zone (REC-4)' to permit the development of a small landscaped parkette, including a signage gazebo which is intended to serve as a community bulletin board. The By-law contains several special provisions to facilitate the above-noted development. The subject lands are currently owned by the County of Oxford.

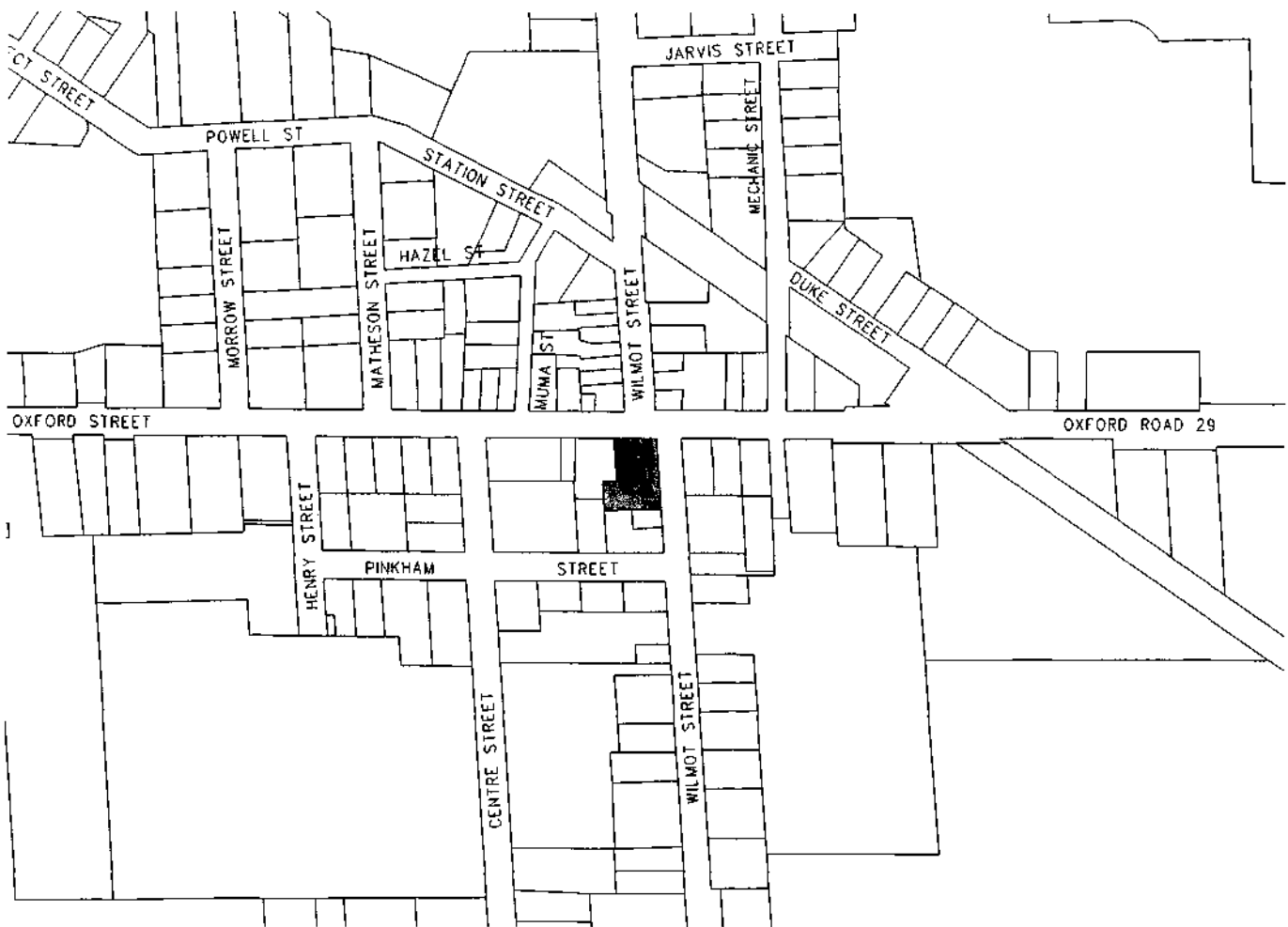
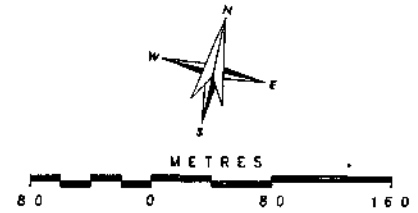
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1363-2002. The public hearing was held on March 6, 2002.

Any person wishing further information relative to Zoning By-Law Number 1363-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



LANDS TO WHICH BYLAW **1363-2002** APPLIES



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COUNTY OF OXFORD

BY-LAW NUMBER 1364-2002

Minimum	-	New Development	60 metres (197 feet)
	-	Existing Development	existing as of the date that this section comes into force

For Lots with Frontage on Township Road 2

Minimum - 96 metres (315 feet)

9.5.2.2.3 LOCATION OF DWELLINGS


Notwithstanding subsection 9.2.1 of this By-law or any other provision to the contrary, dwellings hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be located a minimum of 85 metres (278.8 feet) from any livestock barn or structure or any manure storage structure.

9.5.2.2.4 All of the other provisions of the RR Zone in Section 9.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 20th day of March 2002.

READ a third time and finally passed this 20th day of March 2002.


Donald S. Woolcott
Mayor

(SEAL)


Keith Reibling
Clerk

SCHEDULE "A"

TO BY-LAW No. **1364-2002**

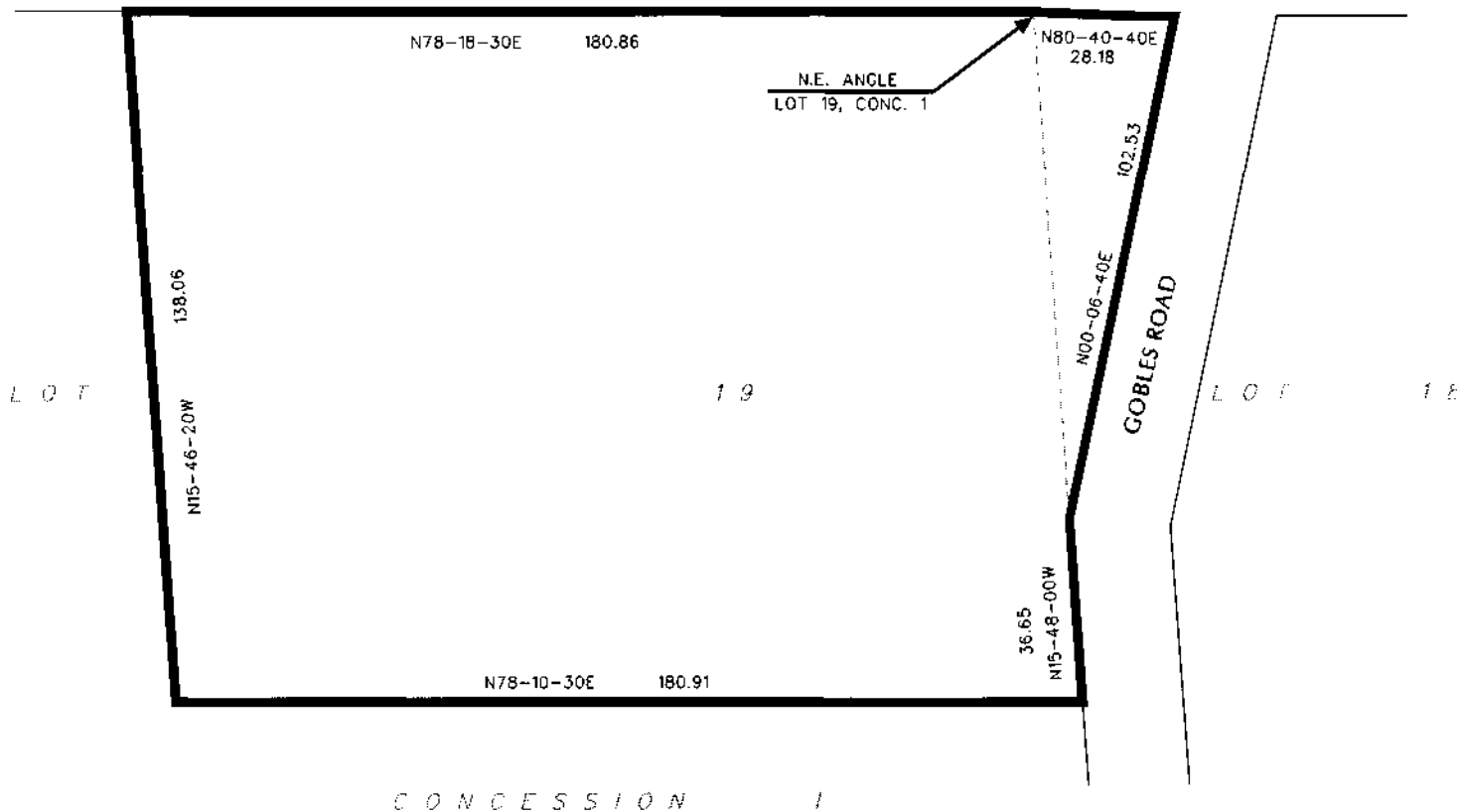
PART OF LOTS 18-19, CONCESSION 1 (BLENHEIM)
PART 1, REFERENCE PLAN 41R-2660 AND PARTS 1 & 3, REFERENCE PLAN 41R-2890

TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION 11


TOWNSHIP ROAD 2



THIS IS SCHEDULE "A"

TO BY-LAW No. **1364-2002**, PASSED



THE **20th** DAY OF **March**, 2002

 AREA OF ZONE CHANGE TO RR-2

NOTE: ALL DIMENSIONS IN METRES



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COUNTY OF OXFORD


Donald S. Woolcott, MAYOR

Keith Reibling, CLERK

ZON 1-421

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER

EXPLANATORY NOTE

The purpose of By-Law Number 1364-2002 is to rezone lands comprising Part Lots 18 & 19, Concession 1 (Blenheim) in the Township of Blandford-Blenheim from 'Residential Existing Lot Zone (RE)' to 'Special Rural Residential Zone (RR-2)' to facilitate the creation of three lots for rural non-farm residential development. The By-law contains special provisions regarding minimum lot area and minimum rear yard depths to limit potential impacts on the abutting wooded area. Further, the By-law also includes a specific minimum separation provision between any dwellings on the subject lands and livestock or manure storage structures on abutting parcels. The subject lands are currently owned by Chris & Deb Demarest.

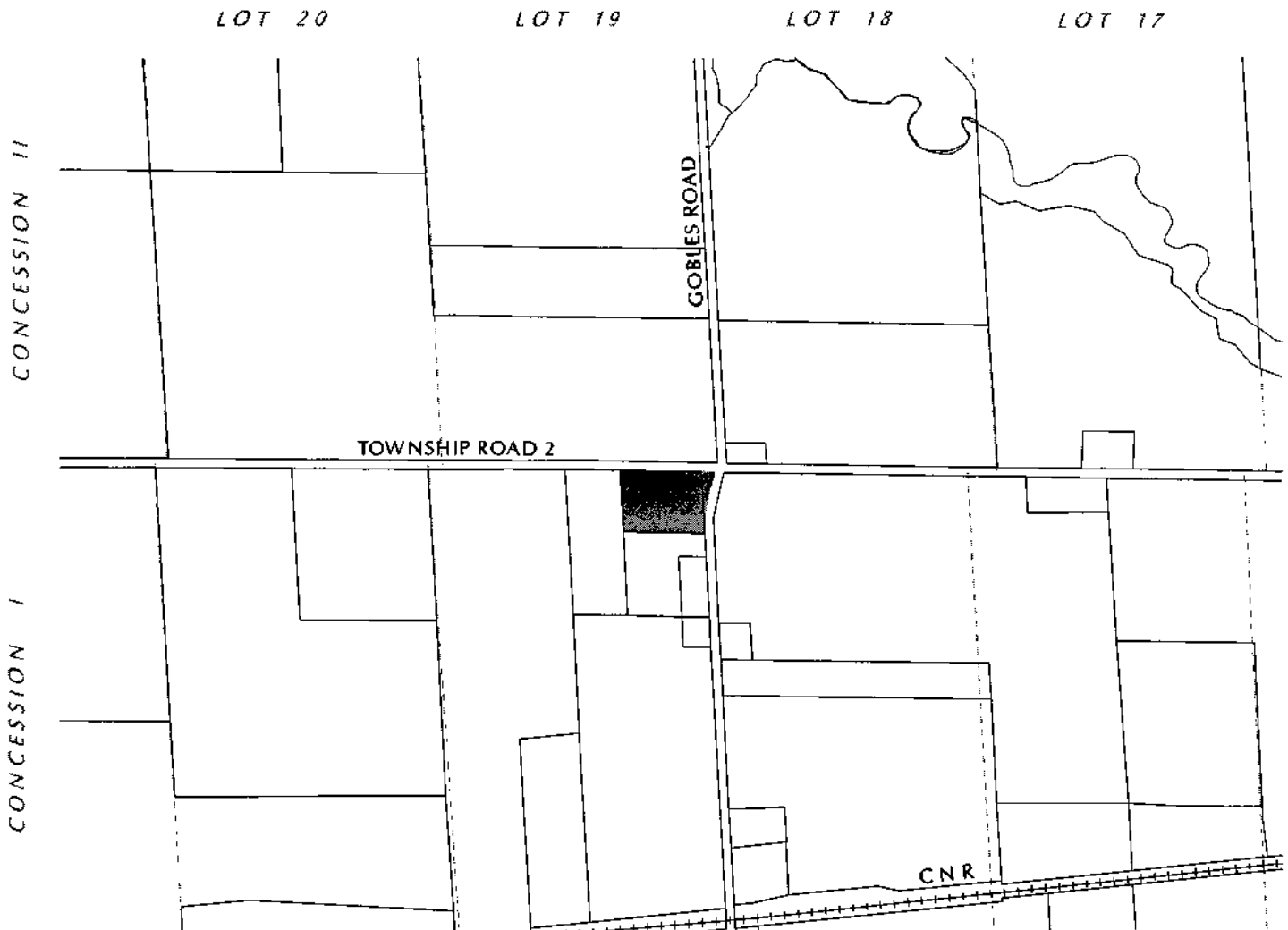
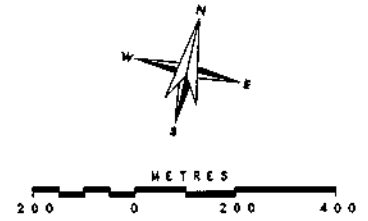
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1364-2002. The public hearing was held on September 19, 2001.

Any person wishing further information relative to Zoning By-Law Number 1364-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



 **1364-**
LANDS TO WHICH BYLAW **2002** APPLIES



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COUNTY OF OXFORD

ISSUE DATE:

Dec. 30, 2002

DECISION/ORDER NO:

1776



(A)
1-15-03

PL020274

The Estate of John Hanchiruk has appealed to the Ontario Municipal Board under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, against Zoning By-law 1364-2002 of the Township of Blandford-Blenheim
OMB File No. R020059

The Estate of John Hanchiruk has appealed to the Ontario Municipal Board under subsection 53(19) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, from three decisions of the Land Division Committee of the County of Oxford which granted three applications by Chris Demarest and Deb Demarest numbered B-91/01, B92/01 and B-93/01 for consent to convey part of the lands composed of Part Lot 18 and 19, Concession 1, (Blenheim) or municipally known as 855145 Gobles Road, in the Township of Blandford-Blenheim
File Nos. C020101, C020102 and C020103

APPEARANCES:

Parties

The Township of Blandford-Blenheim,
The County of Oxford

The Estate of John Hanchiruk

Counsel

D. Beatty

E. Micacchi

DECISION DELIVERED BY G.A. HARRON AND ORDER OF THE BOARD

Chris and Debra Demarest have applied for consent to create three residential lots for single detached residential development while retaining one parcel for a similar use. The subject lands are described as the northeast part of Lot 19, Concession 1 in the Township of Blandford-Blenheim and are located at the southwest corner of Gobles Road and Township Road 2. The lots to be created vary in size from 0.53 ha (1.31 acre) to 0.62 ha (1.54 acres) and the retained lot that contains an existing residence is 0.74 ha (1.84) acres in size. They also intend to sever a 0.11 ha (0.27 acre) parcel to be added to an abutting lot as a residential lot addition.

Section 3 of those guidelines previously quoted directs that either actual housing capacity or potential capacity be considered when calculating required MDS. That was not done by County staff.

The Board prefers the evidence of Ms Van De Valk who followed the implementation Guidelines and considered potential capacity and added 5 points for not meeting MDS requirements.

The evidence of Walter Hanchiruk, indicates that he and/ or his family intend to expand their livestock operation in the future. They have made improvements to the barn such as a recently installed new steel roof. The Official Plan is clear in that agricultural activities and the right to expand take precedence over non-farm rural residential development.

The Official Plan is clear that any new non-farm rural residential development is only to occur if it's complementary to and supportive of agriculture.

The Board does not need to make a finding re: the MDS requirements relating to the Breault barn located to the west of the proposed new lots.

The Board finds the By-law before it does not satisfy the intent of the policies set out in the Official Plan and the consents applied for do not meet the matters we must have regard to set out at Section 51(24) of the *Planning Act* particularly (c) as it does not conform to the Official Plan.

The appeals are allowed and the consents are not given. Zoning By-law 1364-2002 is hereby repealed.

The Board so orders.

"G.A. Harron"

G.A. HARRON
MEMBER

SCHEDULE "A"

TO BY-LAW No. 1365-2002

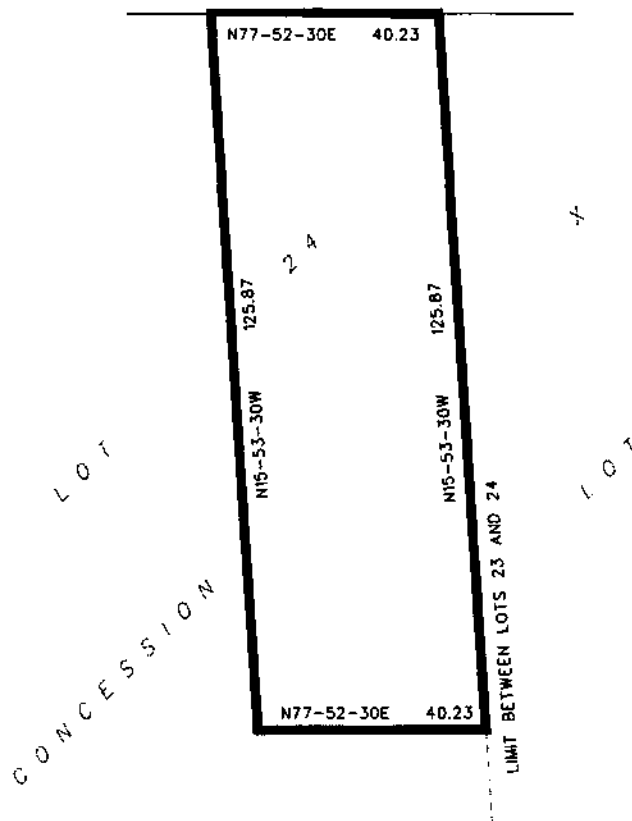
PART OF LOT 24, CONCESSION 10 (BLENHEIM)
PARTS 1 & 2, REFERENCE PLAN 41R-2577

TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION XI


OXFORD ROAD 8 COUNTY ROAD No. 8



THIS IS SCHEDULE "A"

TO BY-LAW No. 1365-2002, PASSED


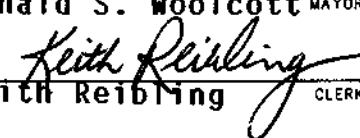
THE 3rd DAY OF April, 2002

 AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES



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COUNTY OF OXFORD


Donald S. Woolcott MAYOR

Keith Reibling CLERK

ZON 1-02-02

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1365-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1365-2002 is to rezone lands located on the south side of John Street, at the easterly edge of the Village of Bright, comprising Part Lot 24, Concession 10 (Blenheim), in the Township of Blandford-Blenheim from 'Highway Commercial Zone (HC)' to 'Residential Type 1 Zone (R1)' to reflect the residential use of the lands. The subject lands are currently owned by Michael Wood.

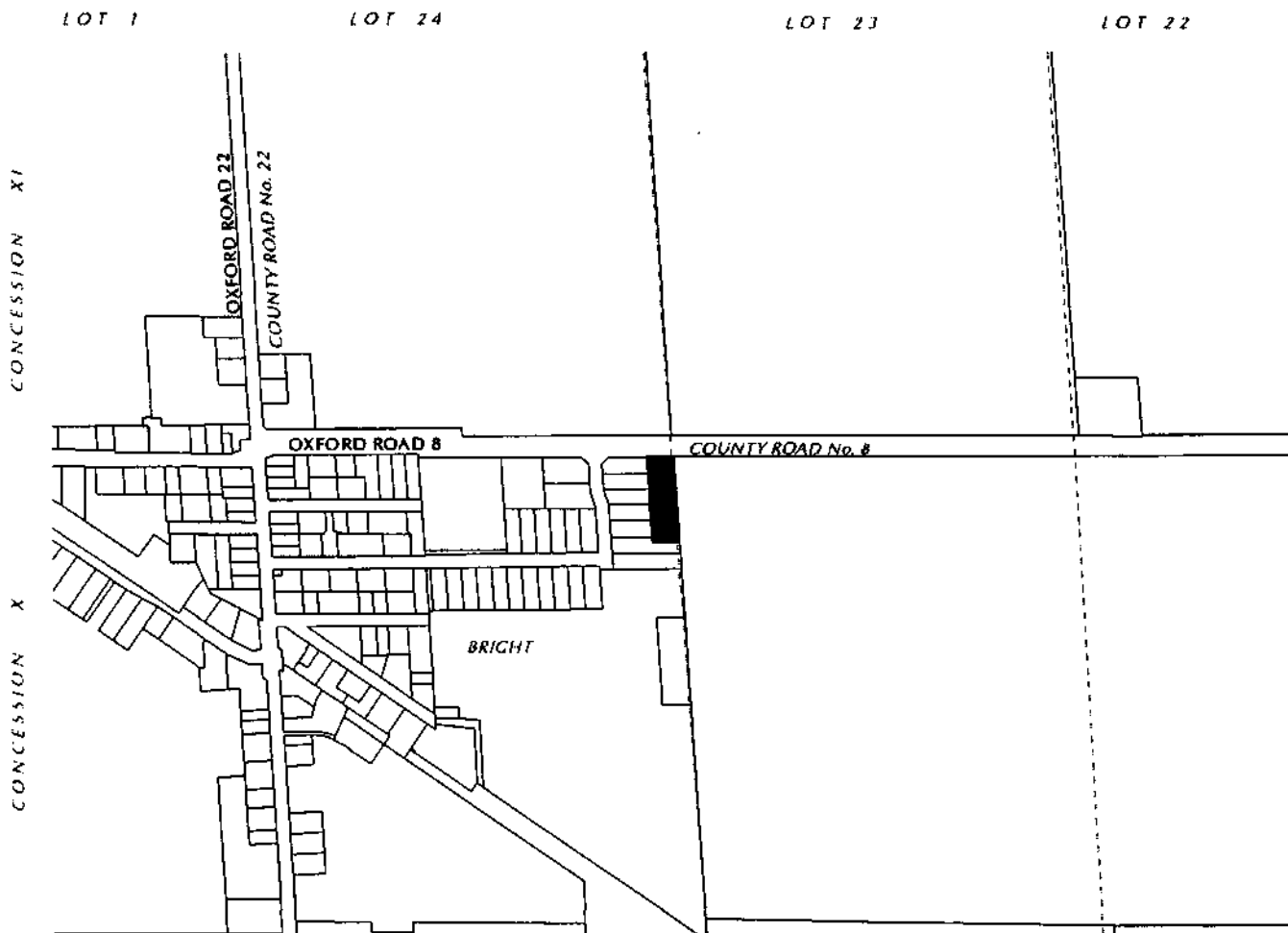
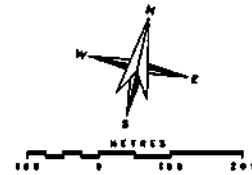
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1365-2002. The public hearing was held on April 3, 2002.


Any person wishing further information relative to Zoning By-Law Number 1365-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP




 LANDS TO WHICH BYLAW **1365-2002** APPLIES



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 LAND RELATED INFORMATION SYSTEM
 COUNTY OF OXFORD

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1366-2002

Being a by-law to establish a tax rebate program for the vacant portions of property in the Commercial Property Class or the Industrial Property Class.

WHEREAS the Corporation of the Township of Blandford-Blenheim is required to have a tax rebate program for the vacant portions of property in the Commercial Property Class and the Industrial Property Class, both as defined in s.363(20) of the Municipal Act, pursuant to s.442.5 of the Municipal Act, R.S.O. 1990, c.M.45, as amended (hereinafter referred to as the "Act");

AND WHEREAS s.442.5 of the Act has been supplemented by Ontario Regulation Number 325/01 (hereinafter referred to as "O.Reg. 325/01");

AND WHEREAS the Council of the Township of Blandford-Blenheim deems it appropriate to enact this By-Law for the purpose of establishing a property vacancy tax rebate program;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM ENACTS AS FOLLOWS:

1. In this By-Law:

"assessment corporation" means the Municipal Property Assessment Corporation ("MPAC") or its successor;

"base property" has, for the purposes of this by-law, the meaning prescribed by s.2(1) of O.Reg. 325/01;

"eligible property" means property that has been prescribed as such by the Minister of Finance (hereinafter referred to as the "Minister") in O.Reg. 325/01 for the purposes of s.442.5 of the Act;

"eligible property classes" means property that is in the Commercial property class or the Industrial property class as defined in s.363(20) of the Act;

"inspector" means an employee of the municipality, including but not limited to the treasurer/tax collector, chief building official, building inspector, or a person designated by the Council of the Municipality, either of whom will conduct inspections and investigations pursuant to this by-law;

"mixed use property" if portions of a property are classified in different property classes on the assessment roll, each portion shall be deemed to be a separate property for the purposes of this by-law;

"period of time" means the period of time provided for in s.1, 2, 3 and 4 of O.Reg 325/01 unless otherwise provided for in this by-law;

"time" – a reference to a period of at least ninety (90) consecutive days shall be read as a reference to a period of at least eighty-nine (89) consecutive days if the period includes all of the month of February;

"use" for the purposes of this by-law, the following activities or factors, without some other activity, do not constitute the use of a building or structure of a portion of a building:

- i) construction, repairs or renovation;
- ii) heating, cooling, lighting or cleaning; or
- iii) the presence of fixtures.

2. This by-law shall apply commencing with the 2001 taxation year.
3. This by-law shall apply where:
 - a) a building or structure on property in an eligible property class is unused for at least ninety (90) consecutive days as provided for in s.1(1) of O.Reg. 325/01 and for the purposes of this by-law such a vacancy shall be referred to as a "Complete Vacancy";
 - b) a portion of a building on property in the Commercial property class is unused for at least ninety (90) consecutive days and the unused portion of the building was clearly delineated or separated by physical barriers from any used portion of the building provided that the unused portion of the building was:
 - (1) capable of being leased for immediate occupation;
 - (2) capable of being leased but not for immediate occupation due to repairs, renovations or construction that was either needed or underway; or
 - (3) unfit for occupation;
 as provided for in s.1(2) of O.Reg. 325/01 and for the purposes of this by-law such a vacancy shall be referred to as a "Commercial Partial Vacancy";
 - c) a portion of a building on property in the Industrial property class is unused for at least ninety (90) consecutive days and the unused portion of the building was clearly delineated or separated by physical barriers from any used portion of the building as provided for in s.1(3) of O.Reg. 325/01 and for the purposes of this by-law such a vacancy shall be referred to as an "Industrial Partial Vacancy";
4. Notwithstanding anything in this by-law, no property shall be considered entitled to any rebate relief under this by-law where the building, structure or portion of the building is:
 - a) used for commercial or industrial activity on a seasonal basis;
 - b) leased to a tenant who is in possession of the leasehold interest throughout the period of time; or
 - c) included in a subclass for vacant land under subsection 8(1) of the Assessment Act, R.S.O. 1990, c.A.31, as amended, throughout the period of time.
5. Subject to section 10 hereof, a property owner or its authorized agent may make one application for the taxation year to the Municipality where the eligible property is located for a rebate of property taxes in respect vacant eligible property.
6. The application required by the Municipality shall be in the form attached hereto as Schedule "A".
7. The application shall be accompanied by such additional information and documentation as the Treasurer of the Municipality reasonably deems to be appropriate.
8. The application shall be accompanied by a Statutory Declaration, sworn under oath or affirmed by the owner of the property that all of the contents of the application and the accompanying information are true and correct.
9. The application for a taxation year shall be made after January 1 of the taxation year and no application shall be accepted later than the last day of February of the year following the taxation year.
10. An interim application for a taxation year may be made for the first six months of the taxation year.

11. A copy of the application, or interim application, shall be forwarded to the assessment corporation for determination of the value of the eligible property.
12. An inspector may attend and make entry to the buildings and structures on the property at all reasonable times and upon reasonable notice to the owner or its manager for the purposes of:
 - a) verifying all information accompanying the application;
 - b) obtaining such other information from every adult person present on the property as is required to assist in determining the applicant's entitlement to the vacancy rebate;
 - c) requesting or obtaining from the owner or its manager any information or documents relevant to the determination of the applicant's entitlement to the vacancy rebate.
13. The Treasurer of the Municipality may, by written request sent by mail, delivered personally or by courier, require the owner or its manager to provide any information or documents relevant to the determination of the applicant's entitlement to the vacancy rebate.
14. The Treasurer of the Municipality may establish a reasonable time within which the owner or its manager is required to respond to a request made by the Municipality under section 12 hereof.
15. As soon as practicable after receipt of:
 - a) all of the information and documents relevant to the determination of the applicant's entitlement to the vacancy rebate; and
 - b) the determination by the assessment corporation of the value of the eligible property;

the Municipality shall determine if the applicant is entitled to a vacancy rebate and, if so entitled, the rebate shall be calculated as follows:


 - i) multiply the applicable percentage derived from paragraphs 17 or 18 hereof to the taxes applicable determined as follows:
 - (1) determine the apportioned taxes as the percentage that the value of the eligible property is of the base property multiplied by the taxes for municipal and school purposes for the base property, for the taxation year;
 - (2) determine the vacancy period as a percentage of the taxation year; and
 - (3) multiply the apportioned taxes by the vacancy percentage.
16. In the event the vacancy period begins after October 3 in the immediately preceding taxation year then the amount of taxes for municipal and school purposes under s. 15(i)(1) hereof is determined by adding the amounts as directed by s.2(4) of O.Reg 325/01.
17. The amount of rebate in respect of eligible property in the Commercial property class shall be thirty percent (30%) of the taxes applicable to the vacant area.
18. The amount of rebate in respect of eligible property in the Industrial property class shall be thirty-five percent (35%) of the taxes applicable to the vacant area.
19. A rebate determined under s. 15 hereof shall be paid by the Municipality to the owner of the eligible property as soon as practicable following determination and a copy of the calculation shall be provided to the owner.

20. In the event a application is determined to be not entitled to a vacancy rebate the Municipality shall advise the owner or its authorized agent, as the case may be, in writing.
21. A rebate shall be recalculated in the event that:
- a) taxes of the base property are reduced under s.442 or s.443 of the Act; or
 - b) the assessment of the base property is changed as a result of the following:
 - i) a reconsideration under s. 39.1 of the Assessment Act;
 - ii) an appeal under s. 40 of the Assessment Act; or
 - iii) a Court application under s. 46 of the Assessment Act.
22. If, as a result of a recalculation under s. 19 hereof the Municipality has paid or credited an owner an amount greater than that determined as a result of the recalculation then the Municipality may recover the excess amount.
23. If, as a result of a recalculation under s. 19 hereof the Municipality has paid or credited an owner an amount less than that determined as a result of the recalculation then the Municipality shall pay or credit the owner the additional rebate amount as soon as practicable following the recalculation.
24. The Municipality may calculate the rebate amount under this by-law based on an estimate of the amount of taxes for municipal and school purposes and then subsequently adjust the rebate amount when the amount of taxes is finally determined for the taxation year.
25. Any rebate that a property owner is entitled to under this By-Law may be set-off as a credit against any unpaid taxes or interest in respect of the property.
26. In the event a rebate is erroneously paid under this By-Law, the Treasurer of the Municipality may, within two years after the application for the vacancy rebate was made, notify the owner of the amount of the overpayment and any such overpayment shall be deemed to be taxes for municipal and school purposes.
27. The costs of the property vacancy rebate program shall be shared proportionately by the municipalities and school boards as the municipalities and school boards share in the revenue from the taxes on the property.
28. Interest on rebates determined under this by-law shall be paid in accordance with the provisions of s. 442.5(21) of the Act and s. 6, 7 and 8 of O.Reg. 325/01.
29. The offence provisions of s.442.5 (10) and s.442.5 (20) of the Municipal Act, as amended shall apply to this by-law mutatis mutandis.

By-law **READ** a **FIRST** and **SECOND** time this 17th day of April, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 17th day of April, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1367-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.


WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to R1 the zone symbol of the lands so designated R1 on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this **1st** day of **May** 2002.

READ a third time and finally passed this **1st** day of **May** 2002.



Donald S. Woolcott
Mayor

(SEAL)



Keith Reibling
Clerk

SCHEDULE "A"

TO BY-LAW No. 1367-2002

PART OF LOT 14, CONCESSION 6 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM

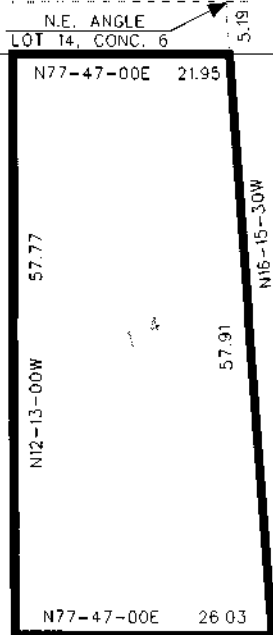


CONCESSION VII

OXFORD ROAD 29

COUNTY ROAD No. 29

CONCESSION VI



THIS IS SCHEDULE "A"

TO BY-LAW No. 1367-2002, PASSED

THE 1st DAY OF May, 2002



AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

Donald S. Woolcott
MAYOR

Keith Reibling
CLERK

ZON 1-02-01

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1367-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1367-2002 is to rezone lands located on the south side of Oxford Street West, at the westerly edge of the Village of Drumbo, comprising North Part Lot 14, Concession 6 - Drumbo (Blenheim), in the Township of Blandford-Blenheim from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1)' to reflect the proposed residential use of the lands. The subject lands are currently owned by Jake & Junia Hofer.

Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1367-2002. The public hearing was held on May 1, 2002.

Any person wishing further information relative to Zoning By-Law Number 1367-2002 may contact the undersigned.

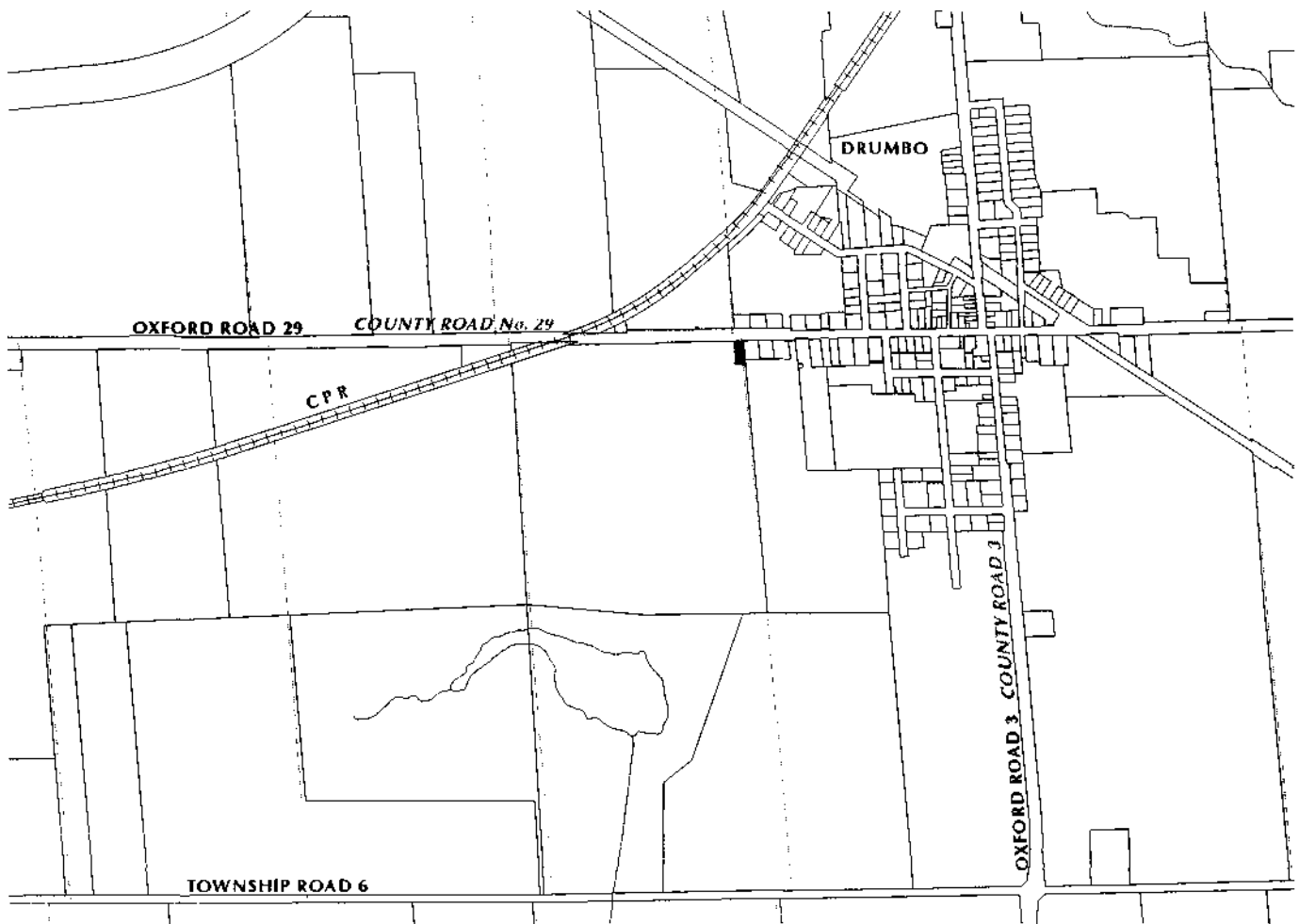
Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



200 0 200 400
METRES



LANDS TO WHICH BYLAW **1367-2002** APPLIES



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COUNTY OF OXFORD

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1368-2002

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Shawn and Sarah Davidson.

WHEREAS the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

AND WHEREAS the County of Oxford Land Division Committee, regarding Consent Application Number B-4/02 and Minor Variance Application Number A-1/02 has granted one (1) severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

AND WHEREAS Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 29, Registered Plan 162, (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-7016.

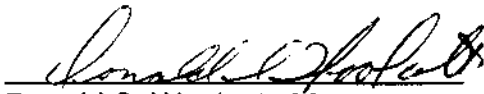
NOW THEREFORE, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:


1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated May 15th, 2002, for developing lands, being composed of Part of Lot 29, Registered Plan 162 (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-7016, between Shawn and Sarah Davidson and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 15th day of May, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 15th day of May, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

Document General

Form 4 — Land Registration Reform Act

D

<p style="text-align: center; font-size: 1.2em;">491107</p> <p>Number..... CERTIFICATE OF REGISTRATION REGISTERED</p> <p style="text-align: center;">2005 -10- 0 6</p> <p>at 16:55 <i>mz</i> Land Registry Office No. 41 Land Registrar</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 1 pages
	(3) Property Identifier(s) Block Property 00285 0481(R) 0483	
	(4) Nature of Document <p style="text-align: center; font-weight: bold;">RELEASE OF CONSENT AGREEMENT</p>	
	(5) Consideration n/a <div style="text-align: right;">Dollars \$</div>	
	(6) Description <p>In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 29, Registered Plan Number 162, described as PART 1 on Reference Plan 41R-7016.</p>	
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

(8) This Document provides as follows:

Release of Consent Agreement contained in Instrument No. 456174 registered on the 16th day of May, 2002, being a consent Agreement between Shawn and Sarah Davidson, and the Township, has been fully complied with.

The restrictions are no longer required for this property and this release is final in nature and does not require any subsequent confirmation.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

Instrument Number 456174

(10) Party(ies) (Set out Status or Interest)
Name(s)

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

Signature(s)

Donald S. Woolcott
Donald S. Woolcott, Mayor

Date of Signature

Y M D
2005 10 05

Keith Reibling
Keith Reibling,
Clerk-Administrator

2005 10 05

(11) Address
for Service

47 Wilmot Street South, DRUMBO, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature

Y M D

(13) Address
for Service

(14) Municipal Address of Property

51 Mill Street East
Plattsville, Ontario.
N0J 1S0

(15) Document Prepared by:

Keith Reibling,
Clerk-Administrator,
Township of Blandford-
Blenheim,
47 Wilmot Street South,
Drumbo, Ontario. N0J 1G0

Fees and Tax	
Registration Fee	
Total	60-

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

Number.....**456174**
CERTIFICATE OF REGISTRATION
REGISTERED

2002-05-16

at **1642** *mzbeun*
Land Registry Office No. 41 Land Registrar

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 14 pages

(3) Property Identifier(s)

Block
00285

Property
0481

Additional:
See
Schedule ☐

(4) Nature of Document

Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of The Planning Act, R.S.O. 1990.

(5) Consideration

-----Nil----- Dollars \$

(6) Description

In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Part of Lot 29, Registered Plan 162, more particularly described as PART 1 on Reference Plan 41R-7016.

(7) This Document Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional
Parties ☐

Other ☐

(8) This Document provides as follows:

See Attached Consent Agreement.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)
Part of Deed No. 446864

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE TOWNSHIP

OF BLANDFORD-BLENHEIM (the "Township")

by its Clerk-Administrator Keith Reibling

Keith Reibling

2002 05 15

(11) Address
for Service

47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

SHAWN DAVIDSON and

SARAH DAVIDSON (the "Owner")

2002 05 15

(13) Address
for Service

20 Platt Street, Plattsville, Ontario. N0J 1S0

(14) Municipal Address of Property

51 Mill Street East,
Plattsville, Ontario.
N0J 1S0

(15) Document Prepared by:

Keith Reibling,
Clerk-Administrator,
Township of Blandford-
Blenheim,
47 Wilmot Street South,
Drumbo, Ontario.
N0J 1G0

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

60

Total

60

CONSENT AGREEMENT

DAVIDSON SEVERANCE

PART OF LOT 29, Reg. Plan 162

**TOWNSHIP OF BLANDFORD-BLENHEIM
(Formerly Township of Blenheim)**

THIS AGREEMENT made on the 3rd day of May, 2002

BETWEEN:

SHAWN & SARAH DAVIDSON

Hereinafter called the "Owner"
OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Hereinafter called the "Township"
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the southwest corner of Mill Street and Platt Street, in the Village of Plattsville, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Numbers B-4/02 and A-1/02) has granted the severance and minor variance subject to severance conditions being fulfilled to the Township's satisfaction as per their decision dated March 7th, 2002, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as

soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

1.2 All work to conform to approved plan

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan, hereto attached, required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

1.3 Construction Within Township Right-of-Way

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the Township's satisfaction.

1.4 Owner to notify lot purchaser of his obligations

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

1.5 Owner to employ Engineer for design

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

1.6 Other Work

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

1.7 Liability

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 15, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

1.8 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE ACT MATTERS

- 2.1 The Owner agrees to pay the costs required by the Township pursuant to the Plattsville Drainage Works 1991 report and pursuant to Sections 65 and 66 of the Drainage Act. In this regard, the Owner agrees to pay \$253.62 for the newly created lot and further agrees to sign a revised assessment schedule as provided by the Township to recognize the additional lot in the maintenance schedule.
- 2.2 Advising Lot Purchaser of Obligations Relating to the Drainage Act
The Owner and lot purchaser acknowledge that there is no drain and should a future drain be required and that assessments of cost may be made to them if the drain proceeds.

3. OTHER DRAINAGE MATTERS

- 3.1 Grading of Lot (To Provide Proper Drainage)
The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.
- 3.2 Private Storm Sewer
The Owner agrees to provide a private storm sewer as shown on the approved plan and as stated in Schedule C, and/or to notify the lot purchaser of their obligation in implementing or permitting by others in case of default, the installation of the private storm sewer on the lot as per the approved plan.

4. DRIVEWAY

- 4.1 General
The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.
- 4.2 Permits
The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.
- 4.3 Specifications
The driveways shall be constructed in accordance with the requirements of Schedule C.

5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

- 5.1 General
The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

6. STREET LIGHTING

6.1 Paying into Reserve Account

The Owner agrees to pay the sum of \$100.00 to the Township which sum shall be deposited in the Township's Reserve Account for Street Lighting. This sum shall be payable prior to the stamping of the deed.

7. SIDEWALKS

7.1 Paying into Sidewalk Reserve Account

The Owner agrees to pay the sum of \$500 to the Township, which sum is to be deposited into the Township's Reserve Account for Sidewalk Extensions, Improvements and Maintenance. This sum shall be payable prior to the deed being stamped.

8. PARKLAND FEES

8.1 Paying into Township's Reserve Account

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deeds.

9. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The Township may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

10. BOULEVARDS

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

11. WATER SUPPLY

a) According to the County of Oxford records, there is waterservice provided to the property line. However, if the owner is unable to find the water service then the Owner will be responsible for the installation of a new water service from the water main to the property line in accordance with the current County and /or Township standards.

b) Inspection of Work Beyond the Road

Prior to backfilling any house connection to a water line, the Owner or Lot Purchaser shall ensure that the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.

c) User Fees

The Owner shall notify the Lot Purchaser that they will be responsible to pay the current annual water system fees under Schedule A of Oxford County Bylaw 4178-2002 ninety (90) days after the issuance of a building permit. The Owner shall also notify the Lot Purchaser that the current user fees are under review and subject to change.

12. SEWAGE DISPOSAL

- a) According to the County of Oxford records, there is sanitary service provided to the property line. However, if the owner is unable to find the sanitary service then the Owner will be responsible for the installation of a new sanitary service from the sanitary line to the property line in accordance with the current County and /or Township standards.
- b) Inspection of Work Beyond the Road
Prior to backfilling any house connection to a sewage line, the Owner or Lot Purchaser shall ensure that the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.
- c) User Fees
The Owner shall notify the Lot Purchaser that they will be responsible to pay the current annual sewage system fees under Schedule B of Oxford County Bylaw 4178-2002 ninety (90) days after the issuance of a building permit. The Owner shall also notify the Lot Purchaser that the current user fees are under review and subject to change.

13. CONSTRUCTION ON THE LOT

13.1 Work to be in Accordance with Approved Plan

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

13.2 Lot Purchaser's Obligation to Prepare Site Plan

The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private storm sewer shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

13.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits

The revised plan required by Section 13.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

13.4 Deposits, Certificate of Lot Grading

These matters shall be attended to in accordance with Section 15 hereto.

13.5 Timing

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

13.6 Changes

All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.

13.7 Ultimate Responsibility

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 17.1 will only be released when satisfactory lot grading, private storm sewer construction and boulevard work including the driveway exists on or by the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, private storm sewer construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

14. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES

14.1 Review of Plans, Assistance in Finalizing the Consent Agreement

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

14.2 Inspection of Construction by Township Engineer

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

14.3 Township Legal and Engineer's Costs

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 15 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

14.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser

These services of the Township Engineer will be separate from the above and are covered in Section 15 hereto.

15. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED

Prior to the Township's stamping of the deed(s) for the new building lot created, the Owner shall:

1. Have removed the shed situated on the proposed lot
2. Have completed the approved plan as required by Section 1.2.
3. Have paid the cost of the drainage assessment charge as required by Section 2.1.
4. Have paid for the cost of street lights as required by Section 6.
5. Have paid for the cost of sidewalks as required in Section 7
6. Have paid the sum for parkland fees as required by Section 8.
7. Have paid all outstanding accounts of the Township, including those required by Section 14.3.
8. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 19.
9. Have executed this agreement with the Township.

16. BUILDING PERMITS

16.1 Building Permit Format

Prior to applying for a building permit, the revised plan as required by Section 13.3 must be approved. A building permit format shall be used whereby the Owner or

Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

16.2 Development Charges

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

16.3 Other Matters to be Attended to Prior to Issuance of a Building Permit

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

17. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS

17.1 Amount of Security

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$3,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with revised plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading, driveway construction and private storm sewer and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

17.2 Owner of Security

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

17.3 Security to be Drawn on if Default

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

17.4 Township Engineer's Costs

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to plan may increase these fees.

17.5 Release of Security

The scheduling of the release of the \$3,500 security shall be as follows: Firstly, \$1,000 is to be released upon the completion and approval of the private storm sewer and subject to any damages to the road boulevard areas to that point being repaired and less the Engineer's costs. Secondly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Thirdly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

17.6 Completion of Lot Grading

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself or authorize others, enter upon the lot and complete the lot grading at the expense of the security deposit.

17.7 Definition

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved plan, sod has been placed or there is an established growth from seeding.

18. DEFAULT

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

19. REGISTRATION OF THIS AGREEMENT

19.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

19.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

20. EASEMENTS, BLOCKS

None are required.

21. MISCELLANEOUS

21.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as

they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

21.2 Variations

All work is to be in accordance with the approved plan and in accordance with the revised plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

22. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

OWNER

Keith Reibling

[Signature]
Per Shawn Davidson

[Signature]
Per Sarah Davidson

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-
BLENHEIM

(SEAL)

[Signature]
Mayor - Donald S. Woolcott

Keith Reibling
Clerk - Keith Reibling

SCHEDULE "A"

Agreement Dated the 3rd day of May, 2002.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Part of Lot 29, Reg Plan 162, and more particularly described as Part 1 on Reference Plan 41R-7016.

SCHEDULE "B"

CONSENT CONDITIONS

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

southwest corner of Mill Street and Platt Street, in the Village of Plattsville, municipally known as 20 Platt Street, being composed of Part of Lots 28 and Lot 29, Reg Plan 162, Township of Blandford-Blenheim, formerly Blenheim.

CONDITIONS:

1. *The applicant enter into a standard Severance Agreement with the Township of Blandford-Blenheim to the satisfaction of the Township.*
2. *If required, drainage assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the applicant's expense, to the satisfaction of the Township of Blandford-Blenheim.*
3. *The shed situated on the proposed severed lot be removed.*
4. *The County of Oxford Department of Public Works advise the Secretary-Treasurer of the Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with.*
5. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, or otherwise have been complied with.*
6. *All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 42, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall elapse.*

Dated this 7th day of March, 2002.

SCHEDULE "C"

C.1 DRIVEWAYS

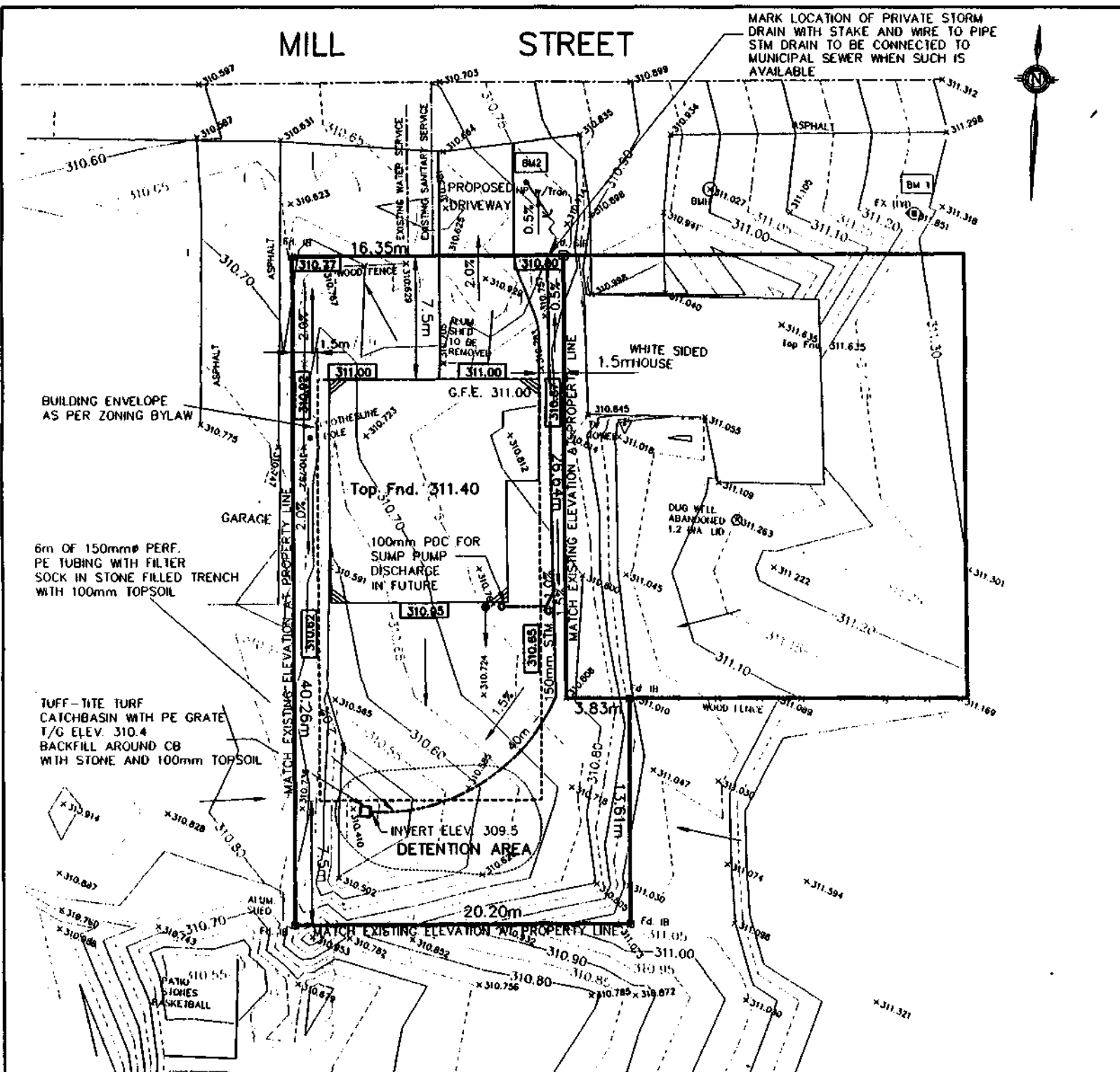
- a) **Dimensions**
The minimum width should be 3.5m and the maximum width shall be 6.0m.
- b) **Materials**
 - 250mm minimum Granular A
 - 50mm minimum HL3 asphalt or 150mm thickness of concrete or 1 course of driveway paving stone

C.2 BOULEVARD CONSTRUCTION

- a) **Boulevard is to be topsoiled and sodded**

C.3 STORM WATER MANAGEMENT

- a) **Roof Drainage-** All roof drainage shall discharge onto the surface.
- b) **All lot drainage** to be retained on site and directed to the rear yard detention area shown on the approved site plan.
- c) **A 300x300 polyethylene CB** with 35m of 150mm STM PVC shall be provided as an outlet from the detention area. This outlet shall remain closed until such time that it can be connected to a new municipal storm sewer on Mill Street. The owner shall be responsible for ensuring that the private storm sewer is connected to the municipal storm sewer when such is constructed.
- d) **A private drain connection (PDC)** shall be provided for at the time of the installation of the 150mm private storm sewer. The PDC shall be 150mm and shall be tee'd into the private storm sewer and shall be located at the southeast corner of the building. The PDC shall be brought vertically to the surface along the foundation wall and shall remain capped until the connection to the municipal storm sewer is completed.
- e) **Due to the tight constraints** along the property line, it is recommended that the private Storm Sewer be installed during the excavation for the foundation and/or when locating the sanitary sewer service.
- f) **The sump pump discharge** shall be to the surface and directed to the detention area until the private storm sewer is connected to a municipal storm sewer on Mill St.
- g) **As constructed limits and elevations** of the detention area shall be shown on the site plan, which forms part of the final lot grading certificate.



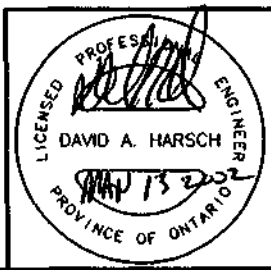
GENERAL NOTES

- 1. THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
- 2. ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES SHALL BE MAINTAINED
- 3. LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.
- 4. CATCHBASIN TO HAVE A STEEL PLATE COVERING THE GRATE UNTIL FUTURE HOOK UP IS COMPLETED.
- 5. INVERT ELEVATION OF SANITARY SEWER SERVICE TO BE DETERMINED PRIOR TO CONSTRUCTION OF THE FOUNDATION.

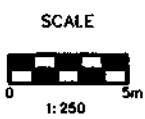
BM# 4 CUT 'X' ON TOP BOLT OF FIRE HYDRANT
SW CORNER YOUNG AND WILLIAM ST.
ELEV 311.34

LEGEND

- 306.00 EXISTING GRADE
- EXISTING GROUND CONTOUR ELEVATION
- 308.00 PROPOSED GRADE
- MATCH EST. 305.9 MATCH EXISTING GROUND ELEVATION AT PROPERTY LINE EST = ESTIMATED
- DIRECTION OF SURFACE FLOW
- LOCATION OF PUMP DISCHARGE



Shawn Davidson Severance
TOWNSHIP OF Blandford-Blenheim



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER ENGLEWART SUDBURY

JOB NUMBER	02-075
DATE	MAY 8, 2002
DRAWING NUMBER	1

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1369-2002

Being a by-law to adopt the 2002 estimates of all sums required during the year for the purposes of the municipality and to levy the tax rates for all purposes.

WHEREAS, Section 367 of the Municipal Act (Chapter M45), RSO 1990 as amended provides the authority for Council to adopt estimates of all sums required during the year for the purposes of the municipality;

AND WHEREAS, Section 368 of the Municipal Act (Chapter M45) RSO 1990 as amended by Bills 106,149,160,164,16 and 140 provides that Council, after the adoption of the estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS, the Council of the Township of Blandford-Blenheim after considering the requirements of the municipality adopted the following estimated expenditures and revenues as prepared by the Treasurer for 2001.

Expenditures

General Government		
General Expenses	\$ 376,585.00	
Capital Expenses	1,800.00	
Computer Equipment	12,000.00	
		\$390,385.00
Protection to Persons & Property		
General Expenses - Fire	192,061.00	
Capital Equipment - Fire	34,780.00	
Agreements	49,000.00	
CBO/Building Inspection Expenses	59,495.00	
Animal Protection	7,230.00	
Reserve for Fire Vehicles	75,000.00	
Reserve for Building	25,000.00	
		442,566.00
Transportation Services		
Roads Maintenance	1,141,269.00	
Roads - capital projects	88,300.00	
Roads - Bridge projects	253,400.00	
Roads - Drainage assessments	58,200.00	
Street Lighting	19,770.00	
Sidewalks	2,000.00	
Transfer to Reserves	650,000.00	
		2,212,939.00
Health Services		
Inactive Cemeteries	5,091.00	
Active Cemeteries	30,527.00	
		35,618.00
Policing		
Policing – OCPS	981,753.00	
		981,753.00
Parks and Recreation		
Park Maintenance	33,950.00	
Capital Improvements - Parks	9,900.00	
Community Center Maintenance	14,215.00	
Plattsville Arena	290,519.00	
Capital Improvements - Arena	74,813.00	
Other Grants	3,250.00	
Transfer to Arena Reserve	8,700.00	
		435,347.00

Planning and Development		
Drainage Superintendent	27,970.00	
Drainage - Township portion	7,000.00	
Municipal Drain Debenture	37,796.00	
Tile Drain Debentures	25,539.00	
Water and Sewer levies	614,776.00	713,081.00
Total Expenditures		\$5,211,689.00
Revenues		
Taxation		\$2,414,404.00
Other Taxation Special Charges		
Tile/Drainage levy	63,335.00	
Water levies	614,776.00	678,111.00
Supplementaries Net Write Offs		(39,000.00)
Payments in Lieu of Taxes		10,500.00
Other Grants		
Other Grants	65,113.00	
Community Re-investment Fund	1,021,000.00	
CRF - Bonus and Supplementary	36,000.00	
OSTAR Funding	147,600.00	1,269,713.00
Received from Other Municipalities		
Township of Burford - fire	16,000.00	
Other	1,000.00	17,000.00
Other Revenue		
Interest, fees, fines etc.	265,172.00	
Roads Revenues	21,300.00	
Plattsville Arena	244,700.00	
Com Center/Parks & Recreation	11,670.00	
Active Cemeteries	24,640.00	567,482.00
2001 Operating Deficit	(25,772.00)	(25,772.00)
Transfer from Reserves		
Roads	140,800.00	
Arena	70,713.00	
Parks	7,500.00	
Contr from Cemeteries	5,988.00	
Tax Stabilization Reserve	94,250.00	319,251.00
Total Revenues		\$ 5,211,689.00

AND WHEREAS, effective January 1, 2002 the Township reserves were categorized under the following headings in the Treasurer's General ledger:

1. Reserve for Office Replacement	\$ 410,000.00
2. Reserve for Administration (development charges)	\$ 1,692.00
3. Reserve for Fire Departments - Vehicles	\$ 19,915.00
4. Reserve for Fire Departments - Property	\$ 80,000.00
5. Reserve for Fire Buildings - (development charges)	\$ 5,009.00
6. Reserve for Roads - Road Construction	\$ 131,275.00
7. Reserve for Roads (development charges)	\$ 30,469.00
8. Reserve for Roads - Vehicles	\$ 135,000.00
9. Reserve for Bridge Construction	\$ 506,707.00
10. Reserve for Street Lighting	\$ 29,248.00
11. Reserve for Sidewalks	\$ 9,754.00
12. Reserve for Arena	\$ 152,575.00
13. Reserve for Community Centres	\$ 124,500.00
14. Reserve for Parks & Recreation	\$ 23,645.00
15. Reserve for Parks (development charges)	\$ 631.00
16. Reserve for Tax Stabilization	\$ 335,681.00
17. Reserve for Urban Infrastructure	\$1,254,190.00
18. Revenue Fund Surplus(deficit)	\$ (25,772.00)
Total Reserves as at January 1, 2002	\$3,224,519.00

AND WHEREAS, after recording the estimated 2002 revenues and expenditures, the Township reserves will be categorized under the following headings in the Treasurer's General Ledger, effective December 31, 2002.

1. Reserve for Office Replacement	\$ 410,000.00
2. Reserve for Administration (development charges)	\$ 1,692.00
3. Reserve for Fire Departments - Vehicles	\$ 94,915.00
4. Reserve for Fire Departments - Property	\$ 105,000.00
5. Reserve for Fire Buildings - (development charges)	\$ 5,009.00
6. Reserve for Roads - Road Construction	\$ 231,275.00
7. Reserve for Roads (development charges)	\$ 30,469.00
8. Reserve for Roads - Vehicles	\$ 250,000.00
9. Reserve for Bridge Construction	\$ 800,907.00
10. Reserve for Street Lighting	\$ 29,248.00
11. Reserve for Sidewalks	\$ 9,754.00
12. Reserve for Arena	\$ 90,562.00
13. Reserve for Community Centres	\$ 124,500.00
14. Reserve for Parks & Recreation	\$ 16,145.00
15. Reserve for Parks (development charges)	\$ 631.00
16. Reserve for Tax Stabilization	\$ 241,431.00
17. Reserve for Urban Infrastructure	\$1,254,190.00
18. Revenue Fund Surplus (deficit)	\$ nil
Total Reserves as at December 31, 2002	\$3,695,728.00

AND WHEREAS, the property assessment roll on which the 2002 taxes are to be levied have been returned and revised pursuant to the provisions of the Assessment Act subject to appeals at present before the District Court and the Ontario Assessment Review Board;

AND WHEREAS, "Residential/Farm Assessment", "Multi-Residential Assessment", "Commercial Assessment", "Industrial Assessment", "Pipeline Assessment", "Farmland" Assessment and "Managed Forest Assessment" are defined in the Assessment Act as amended by the Fair Municipal Finance Act, 1997.

AND WHEREAS, the assessments for Blandford-Blenheim in the aforementioned property classes and prescribed sub-classes are as follows:

Residential/Farm Assessment	326,908,182.00
Multi-Residential Assessment	1,848,330.00
Commercial Assessment	29,864,304.00
Commercial - Vacant unit/excess land	110,820.00
Commercial - Vacant land	282,250.00
Industrial Assessment	4,539,669.00
Industrial - Vacant unit/excess land	33,915.00
Large Industrial	2,638,000.00
Pipeline Assessment	52,064,300.00
Farmland Assessment	242,389,167.00
Managed Forest Assessment	936,685.00

AND WHEREAS, under Section 363 of the Municipal Act (Chapter M45) RSO 1990 as amended, the County of Oxford established by By-law No. **4206-2002** the following tax ratios for the County and its lower tier municipalities.

1. Residential/Farm Residential	1.0000
2. Multi-Residential	2.7400
3. Commercial	1.9018
4. Industrial (residual)	2.8219
5. Large Industrial	3.3667
6. Pipeline	1.2593
7. Farmland	0.2500
8. Managed Forest	0.2500

AND WHEREAS, the sums required by taxation in the year 2002 for the Township of Blandford-Blenheim general purposes is **\$2,414,404.00**

AND WHEREAS, the sums required by taxation in the year 2002 for the County of Oxford general and library purposes to be levied to the Township of Blandford-Blenheim is **\$2,813,537.00**.

AND WHEREAS, Ontario Regulation 138/02 has set 2002 tax rates for education purposes for all assessment classes. The total amount for the Township of Blandford-Blenheim calculates out to be **\$3,116,081.00**.

AND WHEREAS, several municipal drains have been maintained under the authority of the Drainage Act, RSO 1990 Chapter D17 Section 74 as amended. Schedule "A" attached hereto details the municipal drains and the amounts placed on the tax roll.

AND WHEREAS, a water levy to property owners in Bright shall be collected as a local improvement charge on the 2002 tax roll, to all property assessed who receive or will receive water benefit in accordance with the County of Oxford By-law Number 4178-2002. Schedule "B" attached hereto sets out the total charges.

AND WHEREAS, a water and sewage levy to property owners in Drumbo shall be collected as a local improvement charge on the 2002 tax roll, to all property assessed who receive or will receive the benefit in accordance with the County of Oxford By-law Number 4178-2002. Schedule "B" attached hereto sets out the total charges.

AND WHEREAS, a water and sewage levy to property owners in Plattsville shall be collected as a local improvement charge on the 2002 tax roll, to all property assessed who receive or will receive the benefit in accordance with the County of Oxford By-law Number 4178-2002. Schedule "B" attached hereto sets out the total charges.

AND WHEREAS, the amount of capital charges owing for sewage and water connections and frontage in Plattsville shall be added to the Roll and part due in 2002 shall be collected. Schedule "B" attached hereto sets out the total charges.

AND WHEREAS, the amount for municipal drain debentures, tile drainage debentures and other miscellaneous charges shall be added to the local improvements list and collected as part of the 2002 Collector's Roll. Schedule "B" attached hereto sets out the total charges.

AND WHEREAS, the tax rates on the aforementioned property classes and property subclasses have been calculated pursuant to the provisions of the Municipal Act and the manner set out herein.

NOW THEREFORE, the Council of the Township of Blandford-Blenheim enacts as follows:

1. The rates of taxation per current value assessment for Township, County and Education purposes be levied as follows:

Tax Classes	Township Tax Rate	County Tax Rates	Education Tax Rates	Totals
Residential	.00450475	.00524752	.00373000	.01348227
Multi Residential	.01234304	.01437823	.00373000	.03045127
Commercial -Full	.00856715	.00997975	.02268259	.04122949
Vacant unit/excess land	.00599700	.00698574	.01587782	.02886056
Vacant land	.00599700	.00698572	.01587782	.02886054
Industrial - full	.01186221	.01394524	.03003531	.05584276
Vacant unit/excess land	.00771043	.00906468	.01952295	.03629806
Vacant land	.00771043	.00906460	.01952295	.03629798
Large Industrial	.01411985	.01663754	.03575170	.06650909
Pipeline	.00567284	.00660820	.01436592	.02664696
Farmland	.00112618	.00131188	.00093250	.00337056
managed Forest	.00112618	.00131204	.00093250	.00337072

2. The amounts owing for "Local Improvements" as set out in Schedules "A", and "B" attached hereto and forming part of this by-law, be collected.
3. That the estimated expenditures and revenues listed herein are hereby adopted.
4. That the estimates established in 2002 for the Township reserves in the various categories as listed herein are hereby adopted.
5. That final taxes for residential, farmland, pipeline and managed forest classes, where such properties assessments are not combined with commercial, industrial, large industrial and/or multi-residential classes shall become due and payable in two installments as follows:

August 22,2002

October 24, 2002

6. Taxes for all other Property Classes become due and payable as set out in Section 5; however, if the required 2002 capping adjustments are not available in time to comply with the due dates set out in Section 5, Due dates shall be established by Council following receipt of the required 2002 capping adjustments.
7. That from the 1st day of January, 2002 until the 31st day of December 2002, the statutory penalty of 1 ¼% per month or part thereof shall be added to all tax arrears, in accordance with the by-laws governing the same.
8. That a penalty of 1 ¼% be added to the amount due on February 21st, May 23rd, August 22nd and October 24th, 2002 if these amounts are unpaid after such dates and 1 ¼% per month on the first day of each calendar month thereafter, in accordance with the by-laws governing the same.
9. The Treasurer shall pay all debentures to the holders thereof, or the Bank as the same becomes due and this by-law shall be her sufficient warrant for such payments.

AND BE IT FURTHER ENACTED, that all rates hereinbefore mentioned which are required to be levied and raised under this by-law shall be paid by the person or persons charged with the payment thereof. Payment options are as follows:

- By cheque/cash at the Township office, 47 Wilmot Street Drumbo
- By Mail at Box 100 Drumbo On N0J 1G0
- By telephone /pc banking, provided your bank offers that service
- At the Bank of Montreal branch in Drumbo and/or the CIBC branches in Plattsville and Ayr.
- Beginning 2003, Pre-Authorized Payment Plans. Two plans will be made available. A 10 month plan where payments will be deducted directly from your bank account on the 15th of each month beginning January. Or a four regular tax installment plan.

By-law **READ** a **FIRST** and **SECOND** time this 5th day of June, 2002.

By-law **READ** a **THIRD** time and **FINALLY PASSED** in Open Council this 5th day of June, 2002.


Donald S. Woolcott, Mayor

(Seal)


Keith Reibling, Clerk/Administrator

**Schedule "A" to By-Law No 1369-2002
of the Township of Blandford-Blenheim**

Code	Name of Drain (Repair Balance)	Maintenance Tax Roll 2002
	Bakker Drain	\$ 6.53
	Barker Drain	\$ 145.01
	Banko Drain	\$ 9.09
	Bright Drain # 24	\$ 159.60
	Bright Hewitt	\$ 19.81
	Buck Wilson	\$ 86.35
	Drumbo Drain	\$ 32.30
	Holdsworth Drain	\$ 11.00
	Horner Creek Drain	\$ 407.95
	Milleville Drain	\$ 261.65
	Ovington Drain	\$ 41.03
	Ovington Drain Br A-D	\$ 24.12
	Plattsville SWM A	\$ 320.06
	Plattsville SWM B	\$ 337.34
	Risk Drain	\$ 14.15
	Shelby Drain	\$ 16.05
	South Princeton A	\$ 271.21
	South Princeton E	\$ 217.40
	Scott Creek open	\$ 80.16
	Scott Creek Laister	\$ 11.62
	Scott Creek Laister Br. 2	\$ 10.68
	Trout Creek 1968	\$ 71.12
	Trout Creek	\$ 13.31
	Van Boekel Drain	\$ 8.44
	Watters Drain	\$ 18.84
	Wilson Drain	\$ 19.02
		<u>\$ 2,613.84</u>

**Schedule "B" to By-Law No. 1369-2002
of the Township of Blandford-Blenheim**

Code	Local Improvement	Total
207	Bright Water System "Connected"	\$ 60,750.00
210	Bright Water System "Not Connected"	\$ 4,350.00
		<u>\$ 65,100.00</u>
234	Drumbo Metered Year End Balance	\$ 72.00
235	Drumbo Metered	\$ 28,074.00
236	Drumbo Schedule A	\$ 187,924.94
237	Drumbo Schedule B existing units	\$ 1,900.00
238	Drumbo Schedule B vacant lots	\$ 12,160.00
240	Drumbo Multi connections	\$ 15,972.76
		<u>\$ 246,103.70</u>
241	Plattsville Single Usage	\$ 218,990.00
242	Plattsville Multi-Residential	\$ 5,355.00
243	Plattsville Other properties	\$ 82,939.00
		<u>\$ 307,284.00</u>
208	Plattsville Frontage and Connection	\$ 17,354.70
245	Partial Water/Sewage Charges Drumbo	\$ 861.12
Various	Municipal Drainage Debentures	\$ 37,795.72
209	Tile Drainage Debentures	\$ 24,555.20

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1370-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to R1 and D the zone symbols of the lands so designated R1 and D on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this **5th** day of **June** 2002.

READ a third time and finally passed this **5th** day of **June** 2002.



Donald S. Woolcott
Mayor

(SEAL)



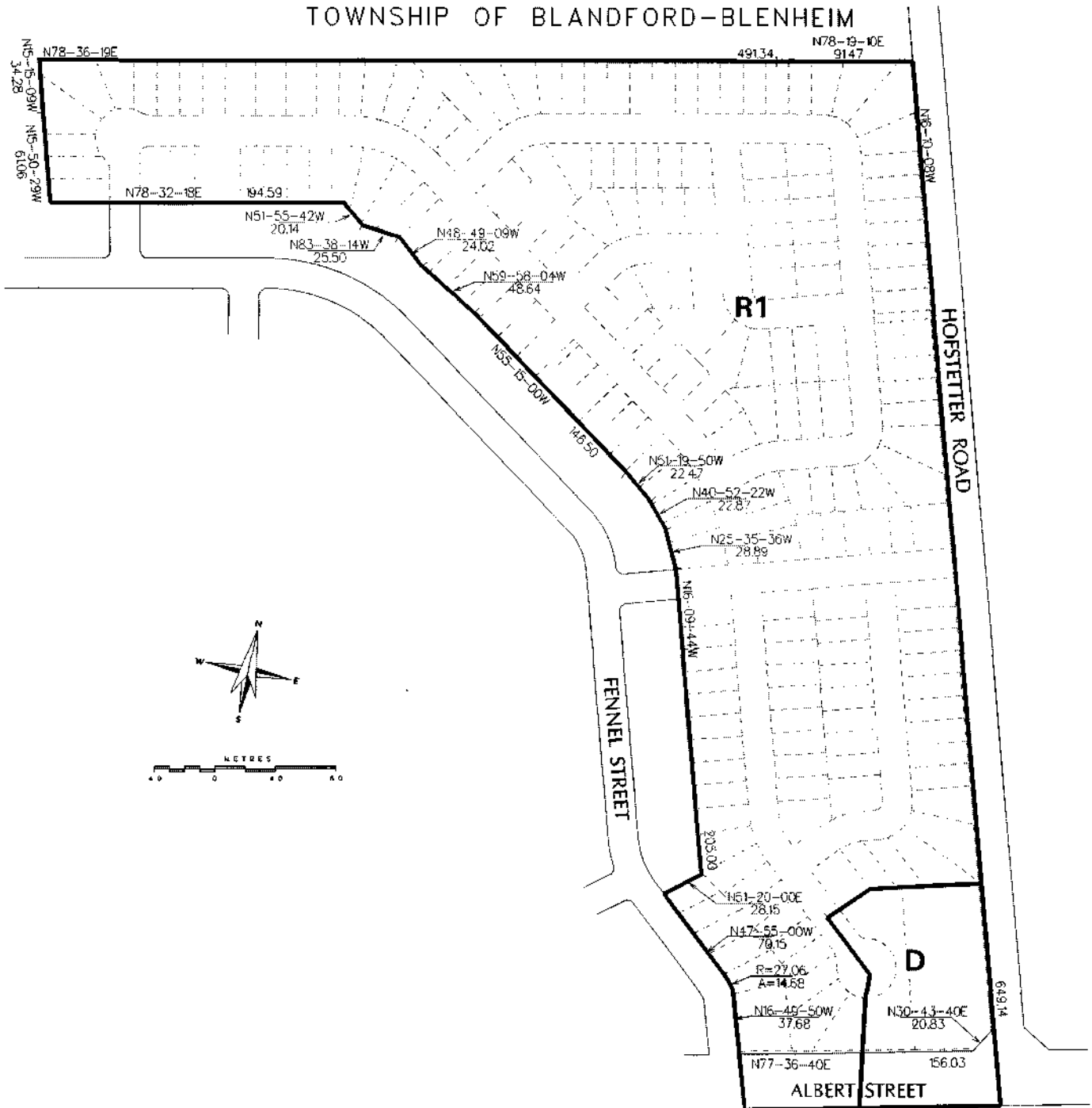
Keith Reibling
Clerk

SCHEDULE "A"

TO BY-LAW No. **1370-2002**

PART LOT 17, CONCESSION 13 (BLENHEIM)
AND BLOCK 78, REGISTERED PLAN 41M-141

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. **1370-2002** PASSED

THE **5th** DAY OF **June**, 2002



AREA OF ZONE CHANGE TO R1



AREA OF ZONE CHANGE TO D

NOTE: ALL DIMENSIONS IN METRES
THIS BY-LAW IS INTENDED TO ENCOMPASS
ALL OF THE LANDS INCLUDED IN DRAFT
PLAN OF SUBDIVISION 32T-01004

Donald S. Woolcott
Donald S. Woolcott MAYOR
Keith Reibling
Keith Reibling CLERK



© 2002
LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

ZON 1-420

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1370-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1370-2002 is to rezone lands located at the northwest corner of Albert Street (Oxford Road 8) and Hofstetter Road in the Village of Plattsville, comprising Part Lot 17, Concession 13 and Part Block 78, Registered Plan 41M-141, Township of Blandford-Blenheim from 'Special Institutional Zone (I-1) and 'Development Zone (D)' to 'Residential Type 1 Zone (R1)' to permit the development of a residential plan of subdivision consisting of 207 lots for single-detached dwellings (File No. 32T-01004). Lands situated at the southeast corner of the subject lands will remain in the 'D' Zone pending proposals for future commercial or residential development. The subject lands are currently owned by Pacific & Western's eTrust of Canada.

Municipal Council, after conducting public hearings necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1370-2002. Public hearings were held on December 12, 2001 and March 26, 2002.

Any person wishing further information relative to Zoning By-Law Number 1370-2002 may contact the undersigned.

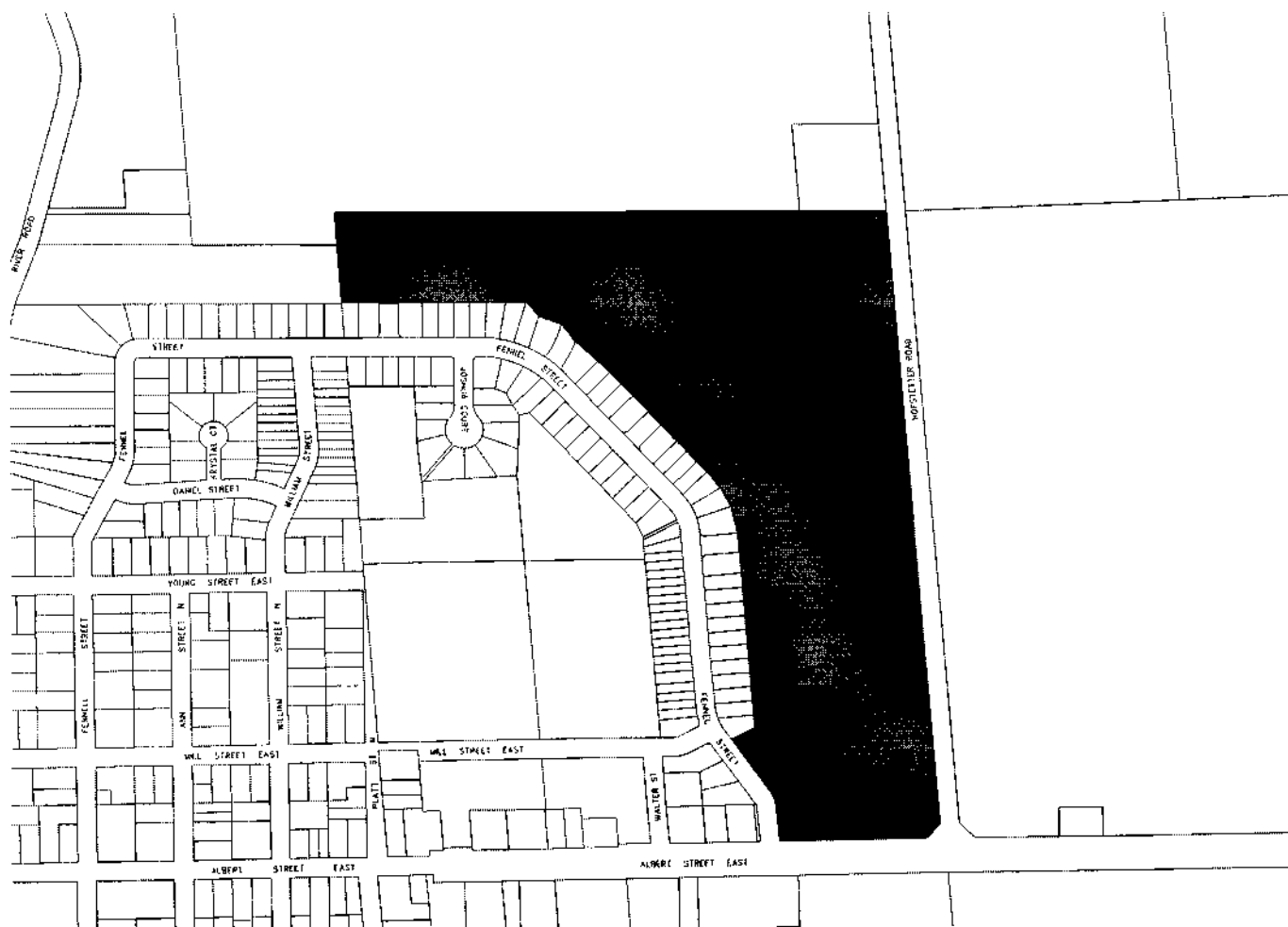
Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



M E T R E S



1370-

LANDS TO WHICH BYLAW 2002 APPLIES

**Geo
Graphics**
Information systems

© 2002

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1371-2002

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Jake and Junia Hofer.

WHEREAS the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

AND WHEREAS the County of Oxford Land Division Committee, regarding Consent Application Number B-15/02 has granted one (1) severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

AND WHEREAS Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 14, Concession 6, (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-7008.

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:


1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated June 4th, 2002, for developing lands, being composed of Part of Lot 14, Concession 6 (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-7008, between Jake and Junia Hofer and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 5th day of June, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 5th day of June, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

FOR OFFICE USE ONLY

Number.....**491453**
CERTIFICATE OF REGISTRATION
REGISTERED

2005-10-20

at **16:51** *M. Z. K.*
Land Registry Office No. 41 **Land Registrar**

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐ ☒ Land Titles ☐ (2) Page 1 of _____ pages

(3) Property Identifier(s) Block Property
00281 0149(R) Additional:
See
Schedule ☐

(4) Nature of Document
RELEASE OF CONSENT AGREEMENT

(5) Consideration
n/a Dollars \$

(6) Description

In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 14, Concession 6 (Blenheim), described as PART 1 on Reference Plan 41R-7008.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(8) This Document provides as follows:

Release of Consent Agreement contained in Instrument No. 456907 registered on the 10th day of June, 2002, being a consent Agreement between Jake and Junia Hofer, and the Township, has been fully complied with.

The restrictions are no longer required for this property and this release is final in nature and does not require any subsequent confirmation.

Continued on Schedule ☐

(9) This Document relates to instrument number(s) **Instrument Number 456907**

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
THE CORPORATION OF THE	<i>Donald S. Woolcott</i> Donald S. Woolcott, Mayor	2005	10	19
TOWNSHIP OF BLANDFORD-BLENHEIM	<i>Keith Reibling</i> Keith Reibling, Clerk-Administrator	2005	10	19

(11) Address for Service **47 Wilmot Street South, DRUMBO, Ontario. N0J 1G0**

Name(s)	Signature(s)	Date of Signature		
		Y	M	D

(13) Address for Service

(14) Municipal Address of Property 120 Oxford Street West Drumbo Ontario. N0J 1G0	(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford- Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0	Fees and Tax	
		Registration Fee	
		Total	600-

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY

Number **456907**
CERTIFICATE OF REGISTRATION
REGISTERED

2002-06-10

at **13:15**
Land Registry Office No. 41
M. Z. Reibling
Land Registrar

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 14 pages

(3) Property Identifier(s) Block 00281 Property 0039 Additional:
See
Schedule ☐

(4) Nature of Document
Consent Agreement Registered pursuant to Sections
51(6) and 53(2) of the Planning Act, R.S.O. 1990.

(5) Consideration
--nil----- Dollars \$

(6) Description
In the former Township of Blenheim, now in the
Township of Blandford-Blenheim, in the County of
Oxford, being composed of Part of Lot 14,
Concession 6 (Blenheim), described as Part 1
on Reference Plan 41R-7008.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(8) This Document provides as follows:

See Attached Consent Agreement.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D
THE CORPORATION OF THE TOWNSHIP
OF BLANDFORD-BLENHEIM (the "Township")
by its Clerk-Administrator Keith Reibling *Keith Reibling* 2002 06 05

(11) Address for Service 47 Wilmot Street South, DRUMBO, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D
JAKE AND JUNIA HOFER

(13) Address for Service P.O. Box 45, DRUMBO, Ontario. N0J 1G0

(14) Municipal Address of Property
120 Oxford Street West,
Drumbo, Ontario.
N0J 1G0

(15) Document Prepared by:
Keith Reibling,
Clerk-Administrator,
Township of Blandford-
Blenheim,
47 Wilmot Street South,
Drumbo, Ontario.
N0J 1G0

Fees and Tax	
Registration Fee	
Total	60-

CONSENT AGREEMENT
HOFER SEVERANCE
PART OF LOT 14, CONCESSION 6
TOWNSHIP OF BLANDFORD-BLENHEIM
(Formerly Township of Blenheim)

THIS AGREEMENT made on the 4th day of June, 2002

BETWEEN:

Jake & Junia Hofer

Hereinafter called the "Owner"
OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Hereinafter called the "Township"
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the south side of Oxford Street West, at the westerly end of the developed area of the Village of Drumbo- municipally known as 120 Oxford Street West, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B-15/02) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated April 4th, 2002, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

1.2 All work to conform to approved plan

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan, hereto attached, required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

1.3 Construction Within County Right-of-Way

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the County's satisfaction.

1.4 Owner to notify lot purchaser of his obligations

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

1.5 Owner to employ Engineer for design

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

1.6 Other Work

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township or County.

1.7 Liability

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 15, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

1.8 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE ACT MATTERS2.1 Drumbo Drainage Works 1993

- a) In accordance with Page 34 of the Drainage Report, since a connection to the drain from the lot to be serviced herein was provided, the Owner shall be assessed a lump sum special benefit assessment of \$500 for each new building lot. This amount shall be applied against the costs of construction of the service as being borne by the County of Oxford and/or Township.
- b) Also and pursuant to Page 35 of the Drainage Report, the owner shall pay the lump sum of \$2,000 for each new building lot prior to issuance of the building permit. As per Section 66(3) of the Act, this sum is to be placed in a special fund to be used by the Township for future maintenance of the drain.
- c) With respect to future maintenance provisions, the farm Owner is to be reassessed to recognize the severance of a residential lot.
- d) The Owner agrees to pay \$321 for the cost of preparing a report to provide for the reapportionment of the assessments for the Drumbo Drainage Works 1993.

2.2 Advising Lot Purchasers of Obligations Relating to the Drainage Act

The Owner agrees to notify the lot purchaser of their obligations with respect to any existing or future Engineer's Reports pursuant to the Drainage Act.

3. OTHER DRAINAGE MATTERS3.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

4. DRIVEWAY4.1 General

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.

4.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

4.3 Specifications

The driveways shall be constructed in accordance with the requirements of Schedule C.

5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

5.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

6. STREET LIGHTING

6.1 Paying into Reserve Account

The Owner agrees to pay the sum of \$100.00 to the Township which sum shall be deposited in the Township's Reserve Account for Street Lighting. This sum shall be payable prior to the stamping of the deed.

7. SIDEWALKS

7.1 Paying into Sidewalk Reserve Account

The Owner agrees to pay the sum of \$500 to the Township, which sum is to be deposited into the Township's Reserve Account for Sidewalk Extensions, Improvements and Maintenance. This sum shall be payable prior to the deed being stamped.

8. PARKLAND FEES

8.1 Paying into Township's Reserve Account

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deeds.

9. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The County may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

10. BOULEVARDS

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township and County, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

11. WATER SUPPLY

a) Connection Charges

The Owner is currently identified in County of Oxford, Bylaw No. 3970-2000, Schedule D as property code 250-19100-01, Oxford Street West and had previously signed a release form to exclude Schedule "B" charges from applying to the underdeveloped property. The release form further agreed to pay the service connection charge at the time of connection. The service connection charge of \$8,000.00 shall apply in accordance with the provisions of County of Oxford By-law N0. 3970-2000.

- b) Inspection of Work Beyond the Road
Prior to backfilling any house connection to a water line, the Owner or Lot Purchaser shall ensure that the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.
- c) User Fees
The Owner shall notify the Lot Purchaser that they will be responsible to pay the current annual water system fees under Schedule A of Oxford County Bylaw 4178-2002. These fees will commence ninety (90) days after the issuance of a building permit. The Owner shall also notify the Lot Purchaser that the current user fees are under review and subject to change.
- d) Development Charges
In accordance with the Schedule of Drumbo Water and Sanitary Sewer Area Specific Development Charges", Bylaw 3913-99, as amended, the Owner shall pay to the County of Oxford the sum of \$1,216 prior to the stamping of the deed.

12. SEWAGE DISPOSAL

- a) Connection Charges
See Section 11 a) for details.
- b) Inspection of Work Beyond the Road
Prior to backfilling any house connection to a sewage line, the Owner or Lot Purchaser shall ensure that the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.
- c) User Fees
The Owner shall notify the Lot Purchaser that they will be responsible to pay the current annual sewage system fees under Schedule B of Oxford County Bylaw 4178-2002. These fees will commence ninety (90) days after the issuance of a building permit. The Owner shall also notify the Lot Purchaser that the current user fees are under review and subject to change.
- d) Development Charges
In accordance with the Schedule of Drumbo Water and Sanitary Sewer Area Specific Development Charges", Bylaw 3913-99, as amended, the Owner shall pay to the County of Oxford the sum of \$3,394 prior to the stamping of the deed.

13. CONSTRUCTION ON THE LOT

- 13.1 Work to be in Accordance with Approved Plan
All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.
- 13.2 Lot Purchaser's Obligation to Revise Approved Plan
The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

- 13.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits
The revised plan required by Section 13.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.
- 13.4 Deposits, Certificate of Lot Grading
These matters shall be attended to in accordance with Section 15 hereto.
- 13.5 Timing
Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.
- 13.6 Changes
All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.
- 13.7 Ultimate Responsibility
All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 15.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.
14. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES
- 14.1 Review of Plans, Assistance in Finalizing the Consent Agreement
The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.
- 14.2 Inspection of Construction by Township Engineer
Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.
- 14.3 Township Legal and Engineer's Costs
The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 15 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.
- 14.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser
These services of the Township Engineer will be separate from the above and are covered in Section 15 hereto.

15. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED

Prior to the Township's stamping of the deed(s) for the new building lot created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the costs relating to the Drumbo Drainage Works as required by Section 2.1 a), b) and, d).
3. Have paid the sum for Street Lighting as required by Section 6.1.
4. Have paid the sum for Sidewalks as required by Section 7.1.
5. Have paid the sum for parkland fees as required by Section 8.
6. Have paid the sum for Water Development Charges as required by Section 11 a) and d).
7. Have paid the sum for Sewage Development Charges as required by Section 12 a) and d).
8. Have paid all outstanding accounts of the Township, including those required by Section 14.3.
9. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 19.
10. Have executed this agreement with the Township.

16. BUILDING PERMITS

16.1 Building Permit Format

Prior to applying for a building permit, the revised plan as required by Section 13.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

16.2 Development Charges

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

16.3 Other Matters to be Attended to Prior to Issuance of a Building Permit

- a) Provide security deposit for lot grading and driveway construction.
- b) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- c) Obtain the entrance permit from the applicable authority.

17. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS

17.1 Amount of Security

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with revised plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

17.2 Owner of Security

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

17.3 Security to be Drawn on if Default

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

17.4 Township Engineer's Costs

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to plan may increase these fees.

17.5 Release of Security

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

17.6 Completion of Lot Grading

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself or authorize others, enter upon the lot and complete the lot grading at the expense of the security deposit.

17.7 Definition

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved plan, sod has been placed or there is an established growth from seeding.

18. DEFAULT

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

19. REGISTRATION OF THIS AGREEMENT

19.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

19.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction.

At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

20. EASEMENTS, BLOCKS
None are required.

21. MISCELLANEOUS

21.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

21.2 Variations

All work is to be in accordance with the approved plan and in accordance with the revised plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

22. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

OWNER

Keith Reibling

Jake Hofer
Per Jake Hofer

Junia Hofer
Per Junia Hofer

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-
BLENHEIM

(SEAL)

Donald S. Woolcott
Mayor, Donald S. Woolcott

Keith Reibling
Clerk, Keith Reibling

SCHEDULE "A"

Agreement Dated the 4th day of June, 2002.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Part of Lot 14, Concession 6, and more particularly described as Part 1 on Reference Plan 41R-7008.

SCHEDULE "B"

CONSENT CONDITIONS

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

south side of Oxford Street West, at the westerly end of the developed area of the Village of Drumbo-municipally known as 124 Oxford Street West. Part Lot 14, Concession 6, Township of Blandford-Blenheim, formerly Blenheim.

CONDITIONS:

1. *The lot to be severed be appropriately re-zoned.*
2. *The County of Oxford Department of Public Works advise the Secretary-Treasurer of the Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the subject property have been complied with.*
3. *If required, drainage assessment re-apportionment be undertaken pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicant's expense, to the satisfaction of the Township of Blandford-Blenheim.*
4. *If required, the applicant enter into a standard Severance Agreement with the Township of Bolandford-Blenheim, to the satisfaction of the Township.*
5. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
6. *All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 42, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.*

Dated this 4th day of April, 2002.

SCHEDULE "C"

C.1 DRAINAGE

a) Road Ditches

Existing road ditch to be maintained

b) Lot Drainage

-surface flow to be in accordance with approved plan

c) Foundation Drainage

The foundation drain shall be connected to a sump pump, pumped over foundation wall and discharged by gravity to PDC.

C.2 DRIVEWAY

a) Dimensions

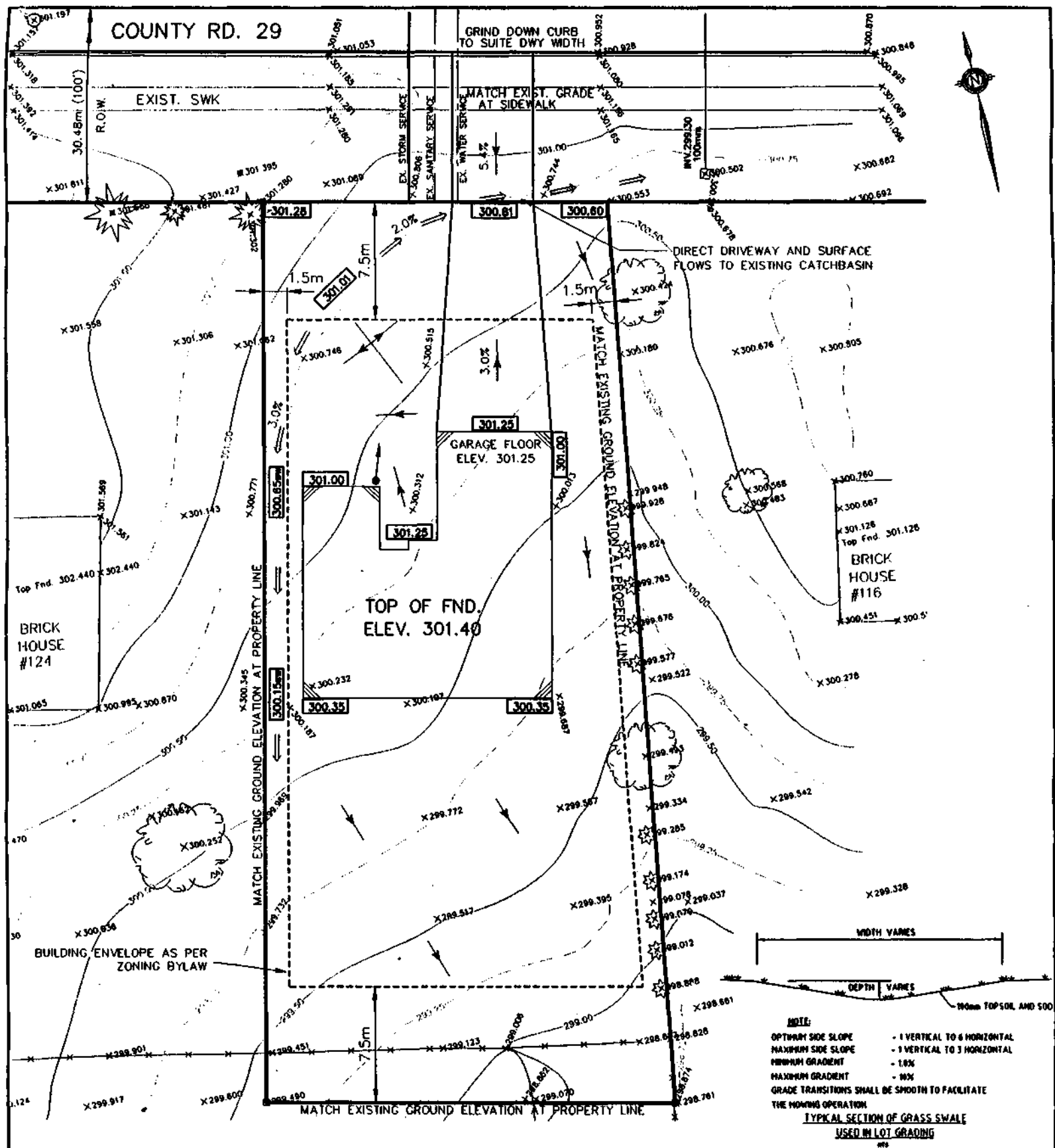
The minimum width shall be 3.5m and the maximum width is to be 6.0m.

b) Materials

- 250mm minimum Granular A
- 50mm minimum HL3 asphalt or 150mm thickness of concrete or 1 course of driveway paving stone

C.3 BOULEVARD CONSTRUCTION

a) Boulevard to be topsoiled and sodded



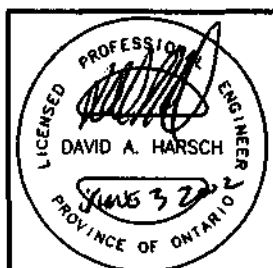
BM#33 TOP SOUTHWEST CORNER OF CONCRETE PORCH FOR FRONT DOOR OF HOUSE No. 111 ON NORTH SIDE OF OXFORD ST.W. ELEV 301.92

LEGEND

- x 306.00 EXISTING GRADE
- EXISTING GROUND CONTOUR ELEVATION
- 306.00 PROPOSED GRADE
- DIRECTION OF SWALE
- DIRECTION OF SURFACE FLOW
- LOCATION OF PUMP DISCHARGE

GENERAL NOTES

- THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
- ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES SHALL BE MAINTAINED
- LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.



J. & J. Hofer Severance
TOWNSHIP OF Blandford-Blenheim

SCALE



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER ENDSBURGH SUDBURY

JOB NUMBER
02-076

DATE
MAY 30, 2002

DRAWING NUMBER
1

Document General

Form 4 — Land Registration Reform Act

D

<p style="text-align: center; font-size: 24px; font-weight: bold;">457318</p> <p>Number.....</p> <p style="text-align: center; font-weight: bold;">CERTIFICATE OF REGISTRATION</p> <p style="text-align: center;">REGISTERED</p> <p style="text-align: center; font-size: 18px;">2002-06-25</p> <p>at <i>9/26</i> <i>MZBuen</i> Land Registry Office No. 41 Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 2 pages		
	(3) Property Identifier(s) Block 00289 Property 0180 0181 Additional: See Schedule <input type="checkbox"/>		
	(4) Nature of Document By-law		
	(5) Consideration Nil Dollars \$		
	(6) Description In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 12, Concession 7, designated as PARTS 18 and 22 on Reference Plan 41R-5711.		
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

See Township of Blandford-Blenheim By-law Number 1372-2002 attached.

Duke Street 00289 0180

Mechanic Street 00289 0181

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE TOWNSHIP		
OF BLANDFORD-BLENHEIM (the "Township")		
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	2002 06 20

(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
Vacant Land
Part of Duke and
Mechanic Streets
Drumbo, Ontario.

(15) Document Prepared by:
Keith Reibling,
Clerk-Administrator,
Township of Blandford-
Blenheim,
47 Wilmot Street South,
Drumbo, Ontario.
N0J 1G0

Fees and Tax	
Registration Fee	60
Total	60

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1372-2002

Being a By-law to assume and name lands as public highways (Duke and Mechanic Street), located in Part of Lot 12, Concession 7, Township of Blandford-Blenheim, (former Blenheim).

WHEREAS the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259, and amendments thereto, provides the authority for Council to pass a by-law for acquiring or for assuming a highway.

AND WHEREAS the Municipal Act, R.S.O. 1990, Chapter M.45, Section 210, Subsection 111, provides the authority for Council to pass a by-law for the marking of boundary lines of highways and giving names to same.

AND WHEREAS the Corporation of the Township of Blandford-Blenheim obtained surplus railway lands being Part of Lot 12, Concession 7 (former Blenheim), designated as Part 1 on Reference Plan 41R-3262 by Instrument Number 323109 on June 18, 1987 from the Canadian National Railway Company. The said lands are now described, in part, as Part 22 according to Reference Plan 41R-5711.

AND WHEREAS the Corporation of the Township of Blandford-Blenheim obtained surplus County of Oxford lands (former CNR property) being Part of Lot 12, Concession 7 (former Blenheim) designated as Part 18, on Reference Plan 41R-5711 by Instrument Number 408433 on September 6, 1996 from the Corporation of the County of Oxford.


AND WHEREAS the Council of the Township of Blandford-Blenheim deems it advisable to assume the lands described, being part of Duke Street and Mechanic Street as public highways.

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

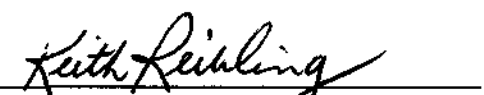
1. The Council accepts the parcels of land described as Part of Lot 12, Concession 7 (former Blenheim) more particularly described as Parts 18 and 22 according to Reference Plan 41R-5711, as a municipal highway for the use and benefit of the public.
2. That the parcel of land described as Part of Lot 12, Concession 7 (former Blenheim) being Part 18 according to Reference Plan 41R-5711 shall be named Duke Street.
3. That the parcel of land described as Part of Lot 12, Concession 7 (former Blenheim) being Part 22 according to Reference Plan 41R-5711 shall be named Mechanic Street.

By-law **READ** a **FIRST** and **SECOND** time this 19th day of June, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 19th day of June, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk-Administrator

Document General

Form 4 — Land Registration Reform Act

D

<p style="text-align: center; font-size: 1.2em;">LT087509</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT OXFORD (41) WOODSTOCK</p> <p style="text-align: center; font-size: 1.1em;">'02 JUN 25 AM 9 36</p> <p style="text-align: center;"><i>Mr. Reibling</i> LAND REGISTRAR</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages	
	(3) Property Identifier(s) Block 00285 Property 0263		Additional: See Schedule <input type="checkbox"/>	
	(4) Nature of Document By-law			
	(5) Consideration Nil Dollars \$			
	(6) Description In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Reserve Block 44 on Plan 41M- 111 . 108			
	(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	
(b) Schedule for:		Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

See Township of Blandford-Blenheim By-law Number 1373-2002 attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)
Deed Number LT 32395

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s) THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM (the "Township") by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	Y M D 2002 06 20

(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D

(13) Address for Service

(14) Municipal Address of Property Vacant Land Part of Fennel Street Plattsville, Ontario.	(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%; text-align: center;">60</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr> <td>Total</td> <td style="text-align: center;">60</td> </tr> </table>	Fees and Tax		Registration Fee	60							Total	60
Fees and Tax														
Registration Fee	60													
Total	60													

FOR OFFICE USE ONLY

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1373-2002

Being a By-law to assume and name lands as a public highway (Fennel Street), located in Part of Lot 17, Concession 13, Township of Blandford-Blenheim, (former Blenheim).

WHEREAS the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259, and amendments thereto, provides the authority for Council to pass a by-law for acquiring or for assuming a highway.

AND WHEREAS the Municipal Act, R.S.O. 1990, Chapter M.45, Section 210, Subsection 111, provides the authority for Council to pass a by-law for the marking of boundary lines of highways and giving names to same.

AND WHEREAS Kubassek Holdings Ltd. pursuant to a Subdivision Agreement registered as Document No. LT53026 on the 12th day of October, 1993, required that Block 44, Plan 41M-108 continue as a 0.3 metre reserve until all foundations and rough grading was completed for the lots fronting on Fennel Street in Phase III of the Country Meadows subdivision.

AND WHEREAS Document Number LT32395 registered on the 13th day of January, 1989 granted ownership to the municipality for Reserve Block 44, according to Plan 41M-108.

AND WHEREAS all homes have been constructed and the rough grading has been completed in the Country Meadows subdivision being Plan 41M-141, therefore the Reserve Block between the subdivision contained in Plan 41M-108 and the Country Meadows subdivision is no longer required.

AND WHEREAS the Council of the Township of Blandford-Blenheim deems it advisable to assume the lands described as part of the Fennel Street public highway.

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:


1. The Council accepts the parcel of land described as, Reserve Block 44 according to Plan 41M-108, as a municipal highway for the use and benefit of the public.
2. That the parcel of land described as Reserve Block 44, according to Plan 41M-108, shall be named Fennel Street.

By-law **READ** a **FIRST** and **SECOND** time this 19th day of June, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 19th day of June, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk/Administrator

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

457280

Number.....
CERTIFICATE OF REGISTRATION
REGISTERED

2002-06-21

at 1536
Land Registry
Office No. 41

MLB
Land Registrar

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property Additional:
00290 0012 0126 See
Schedule ☐

(4) Nature of Document
By-law

(5) Consideration
Two Thousand, Six Hundred
and Sixty-Three----- Dollars \$ 2,663.00

(6) Description
In the Township of Blandford-Blenheim, former
Township of Blenheim, in the County of Oxford,
being composed of Part of Lot 7, Concession 5,
described as PART 1 on Reference Plan 41R-7025.

(7) This Document Contains: (a) Redescription
New Easement
Plan/Sketch ☐ (b) Schedule for:
Description ☐ Additional
Parties ☐ Other ☒

(8) This Document provides as follows:

See Township of Blandford-Blenheim By-law Number 1374-2002 attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE TOWNSHIP

OF BLANDFORD-BLENHEIM (the "Township")

by its Clerk-Administrator Keith Reibling

Keith Reibling

2002 06 20

(11) Address
for Service

47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address
for Service

(14) Municipal Address of Property
not applicable

(15) Document Prepared by:
Keith Reibling,
Clerk-Administrator,
Township of Blandford-
Blenheim,
47 Wilmot Street South,
Drumbo, Ontario.
N0J 1G0

Fees and Tax	
Registration Fee	60
Total	60

FOR OFFICE USE ONLY

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **1374-2002**

Being a By-law to provide for the acquisition of lands to be used as part of the Township Road 6 road allowance between Concessions 5 and 6, at Lot 7 (former Blenheim).

AND WHEREAS the Councils of every municipality are authorized by Section 259 of the Municipal Act, R.S.O. 1990, Chapter C.45, and amendments thereto, to pass by-laws for acquiring or for assuming part of a highway;

AND WHEREAS the Councils of local municipalities are authorized by Section 210, Subsection 111 of the Municipal Act, R.S.O. 1990, Chapter M.45, and amendments thereto, to pass by-laws to provide for the naming of highways;

AND WHEREAS the Township of Blandford-Blenheim requires the said lands to accommodate the replacement of a box culvert, known as Bridge Structure #53 and complete associated road improvement works on Township Road 6 and further agrees to purchase the necessary lands from Ian David Sibbick, in accordance with the Township's base minimum price of \$.05 cents per square foot for the Agricultural zoned lands;

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Council agrees to acquire a parcel of land to be used as part of a travelled road allowance located between Concessions 5 and 6, at Lot 7, (former Blenheim) more particularly described as follows:

PART 1 on a Reference Plan deposited in the Registry Division of Oxford (No. 41) as 41R-7025.

- 1.1 All that part of the said travelled road allowance described in Section 1 herein shall be purchased by the Township of Blandford-Blenheim from Ian David SIBBICK for the sum of Two Thousand, Six Hundred and Sixty-three (\$2,663.00) DOLLARS.

- 1.2 That the parcel of land described in Section 1 herein is assumed as a municipal public highway for the use and benefit of the public.

5. That the parcel of land described in Section 1 herein, shall be named "Township Road 6".

By-law **READ** a **FIRST** and **SECOND** time this 19th day of June, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 19th day of June, 2002.

(SEAL)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1375-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to A2-9 the zone symbol of the lands so designated A2-9 on Schedule "A" attached hereto.
2. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to A2-10 the zone symbol of the lands so designated A2-10 on Schedule "A" attached hereto.
3. That Section 7.6 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"7.6.9 LOCATION: PART LOT 7, CONCESSION 14 (BLENHEIM), A2-9

7.6.9.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-9 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- all uses permitted in Section 7.1 of this By-Law, excluding any building or structure.

7.6.9.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-9 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.9.2.1 LOT AREA

Minimum	4.8 hectares (12 acres)
---------	-------------------------

7.6.9.2.2 LOT FRONTAGE

Minimum	10 metres (32.8 feet)
---------	-----------------------

7.6.9.2.3 All of the provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis.

4. That Section 7.6 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"7.6.10 LOCATION: PART LOT 7, CONCESSION 14 (BLENHEIM), A2-10

7.6.10.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-10 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- all uses permitted in Section 7.1 of this By-Law.

7.6.10.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-10 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.10.2.1 LOT AREA


Minimum	23 hectares (56.8 acres)
---------	--------------------------

7.6.10.2.2 All of the provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

5. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 3rd day of July 2002.

READ a third time and finally passed this 3rd day of July 2002.



Mayor
Donald S. Woolcott

(SEAL)



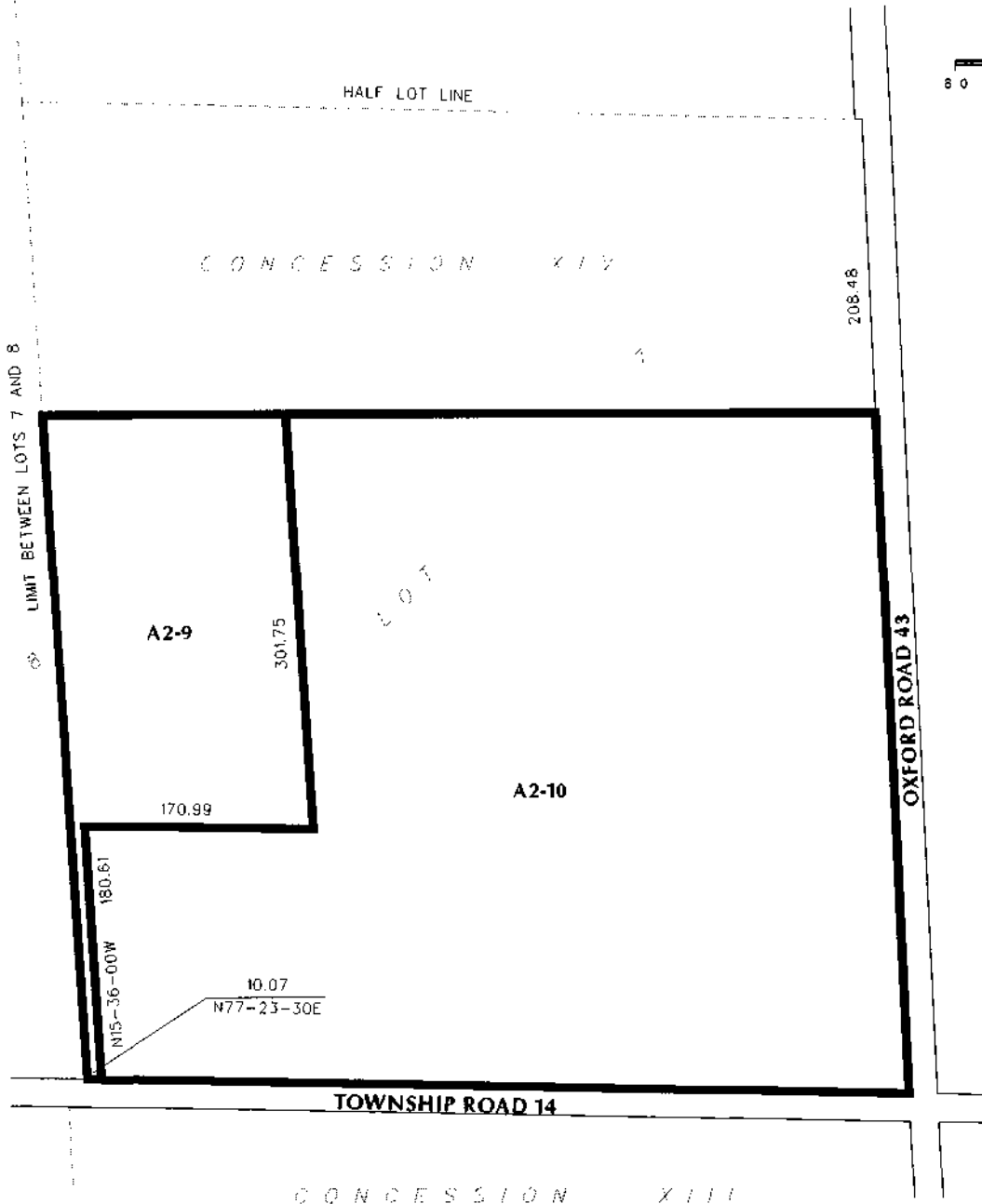
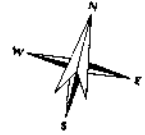
Clerk
Keith Reibling

SCHEDULE "A"

TO BY-LAW No. 1375-2002

PART OF LOT 7, CONCESSION 14 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1375-2002, PASSED

THE 3rd DAY OF July, 2002

A2-9

AREA OF ZONE CHANGE TO A2-9

A2-10

AREA OF ZONE CHANGE TO A2-10

Donald S. Woolcott
Donald S. Woolcott MAYOR
Keith Reibling
Keith Reibling CLERK



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

ZON 1-02-04

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1375-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1375-2002 is to rezone lands located at the northwest corner of Oxford Road 43 and Township Road 14, comprising Part Lot 7, Concession 14 (Blenheim), in the Township of Blandford-Blenheim from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-9)' and 'Special General Agricultural Zone (A2-10)' to facilitate an agricultural lot addition. The zoning of the lands zoned 'A2-9' includes provisions recognizing the lot frontage and area of the lands, as well as provision prohibiting the construction of any buildings or structures on the lands. The lands zoned 'A2-9' are owned by Elizabeth Gole.

The zoning of the 'A2-10' zoned lands includes a special provision recognizing the lot area of the lands. These lands are owned by Orville and Ruth Fried.

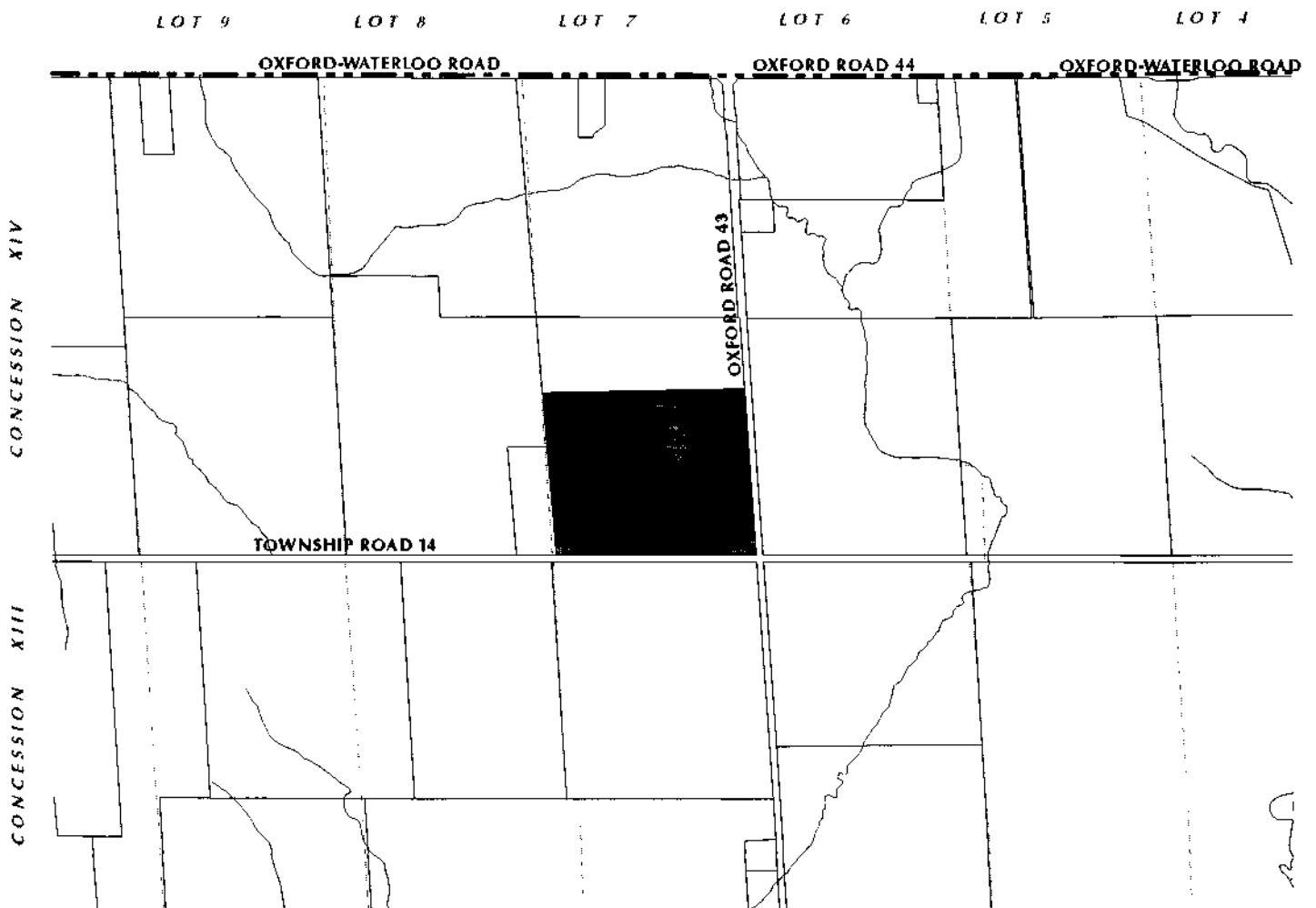
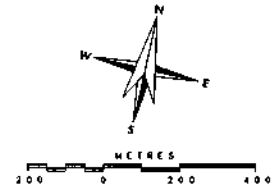
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1375-2002. The public hearing was held on June 5, 2002.

Any person wishing further information relative to Zoning By-Law Number 1375-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



 LANDS TO WHICH BYLAW **1375-**
2002 APPLIES



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1376-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to REC-5 the zone symbol of the lands so designated REC-5 on Schedule "A" attached hereto.
2. That Section 24.4 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"24.4.5 Location: Part Lots 4 & 5, Concession 4 (Blandford) REC-5

24.4.5.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a conservation project
- a recreation or athletic facility or club

24.4.5.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

24.4.5.2.1 LOCATION OF AN ACCESSORY CLUBHOUSE

- (i) No portion of an accessory clubhouse shall be located more than 30 metres (98.4 feet) from the front lot line.
- (ii) No portion of an accessory clubhouse shall be located more than 100 metres (328 feet) from the nearest westerly side lot line.

24.4.5.2.2 FLOOR AREA FOR AN ACCESSORY CLUBHOUSE

Maximum 200 m² (2,150 ft²)

24.4.5.2.3 All of the provisions of the REC Zone in Section 24.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17th day of July 2002.

READ a third time and finally passed this 17th day of July 2002.



Mayor
Donald S. Woolcott

(SEAL)



Clerk
Keith Reibling

SCHEDULE "A"

TO BY-LAW No. 1376-2002

PART OF LOTS 4 AND 5, CONCESSION 4 (BLANDFORD)

TOWNSHIP OF BLANDFORD-BLENHEIM

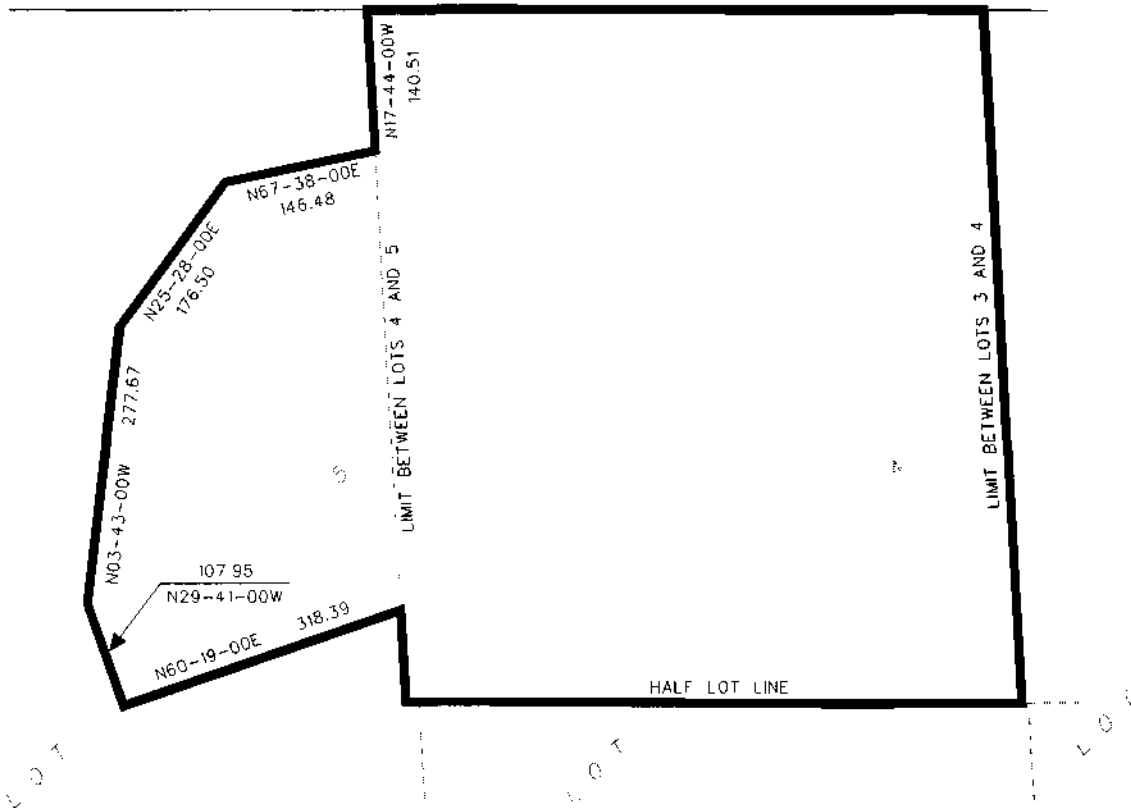


100 0 100 200
METRES

CONCESSION V

TOWNSHIP ROAD 5

CONCESSION IV



THIS IS SCHEDULE "A"

TO BY-LAW No. 1376-2002, PASSED

THE 17th DAY OF July, 2002



AREA OF ZONE CHANGE TO REC-5



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

Donald S. Woolcott
Donald S. Woolcott MAYOR
Keith Reibling
Keith Reibling CLERK

ZON 1-02-05

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1376-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1376-2002 is to rezone lands located on the south side of Township Road 5 between Blandford Road and Oxford Road 22, comprising Part Lots 4 & 5, Concession 4 (Blandford), in the Township of Blandford-Blenheim from 'General Agricultural Zone (A2)' to 'Special Recreational Zone (REC-5)' to recognize the use of the lands for passive recreational and conservation purposes by the Thames Valley Sportsmen's Club (TVSC) Inc. and to permit the construction of a clubhouse for the TVSC.

The zoning amendment includes special provisions limiting the use of the lands and setting out the location of the proposed clubhouse to ensure that development does not negatively impact on the abutting wetlands. The lands are presently owned by the Thames Valley Sportsmen's Club Inc.

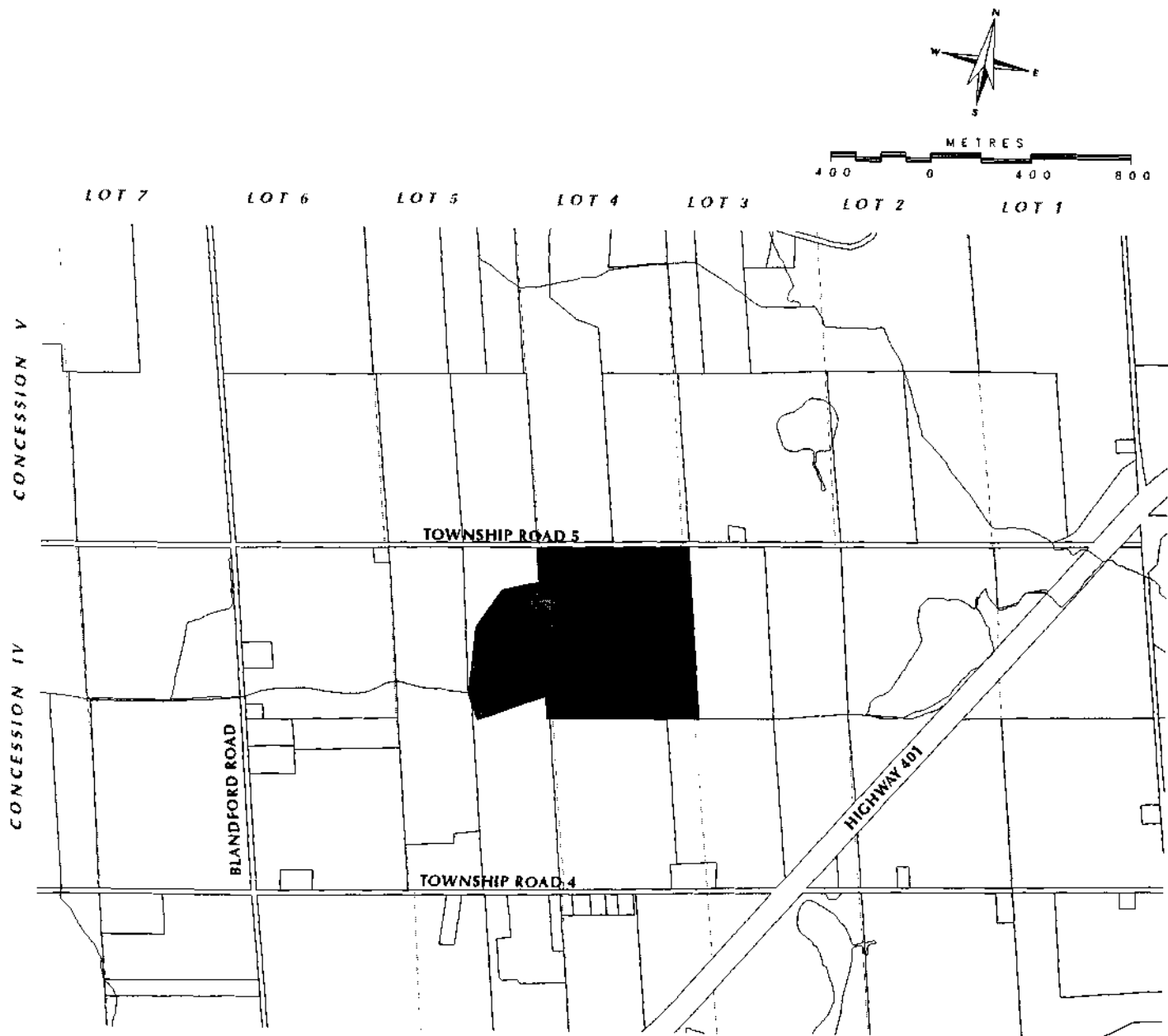
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1376-2002. The public hearing was held on July 17, 2002.

Any person wishing further information relative to Zoning By-Law Number 1376-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP




 LANDS TO WHICH BYLAW 1376-2002 APPLIES



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 COUNTY OF OXFORD

ISSUE DATE:

February 25, 2004

DECISION/ORDER NO:

0408



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL020752

Dan and Hazel Murray have appealed to the Ontario Municipal Board under subsection 34(19) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, against Zoning By-law 1376-2002 of the Township of Blandford-Blenheim
O.M.B. File No. R020179

The County of Oxford has applied to the Ontario Municipal Board for an order correcting a typographical error in Attachment "1" to Decision/Order No. 1584, dated November 25, 2003
O.M.B. File No. R020179

BEFORE:

J.A. SMOUT
MEMBER

) Friday, the 20th day of
)
) February, 2004

THE BOARD having issued Decision/Order No. 1584 on November 25, 2003 to allow the appeal in part, and to amend By-law 1376-2002 of the Township of Blandford-Blenheim in the manner attached as Attachment "1" to the said Order;

AND THE BOARD having been notified by the Planner for the County of Oxford by letter, dated January 27, 2004, indicating a clerical error in Section 24.4.5.2.1(i) of By-law 1376-2002;

RECEIVED

FEB 26 2004

**Blandford-Blenheim Twp.
Clark's Office**

THE BOARD ORDERS that Decision/Order No. 1584 issued on November 25, 2003 be amended to correct the clerical error in Section 24.4.5.2.1(i) of By-law 1376-2002 by replacing the word "within" with "more than" as depicted in the said Section in Attachment "A" to this Order.

THE BOARD FURTHER ORDERS that in all other respects, Decision/Order No. 1584 issued on November 25, 2003 shall remain in full force and effect.


ACTING SECRETARY

ATTACHMENT "A"

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1376-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems its advisable to amend By-law 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

- 1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to REC-5 the zone symbol of the lands so designated REC-5 on Schedule "A" attached hereto.**
- 2. That Section 24.4 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.**

"24.4.5 Location: Part Lots 4 & 5, Concession 4 (Blandford) REC-5

24.4.5.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a conservation project**
- a recreational clubhouse.**

24.4.5.1.1 For the purposes of this subsection a 'recreational clubhouse' shall mean 'a building, or part of a building, in which facilities are provided for passive recreational, educational and conservation-oriented activities.'

24.4.5.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

24.4.5.2.1 LOCATION OF A RECREATIONAL CLUBHOUSE

- (i) No portion of a recreational clubhouse shall be located more than 30 metres (98.4 feet) of the front lot line.**
- (ii) No portion of a recreational clubhouse shall be located within 54 metres (177 feet) of the nearest westerly side lot line.**

24.4.5.2.2 FLOOR AREA FOR A RECREATIONAL CLUBHOUSE

Maximum 200 m² (2,150 ft²)

24.4.5.2.3 All of the provisions of the REC Zone in Section 24.2 and all other relevant provisions contained in this By-law shall continue to apply *mutatis mutandis*."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17th day of July, 2002.

READ a third time and finally passed this 17th day of July, 2002.

"Donald S. Woolcot"

Mayor

(SEAL)

"Keith Reibling"

Clerk

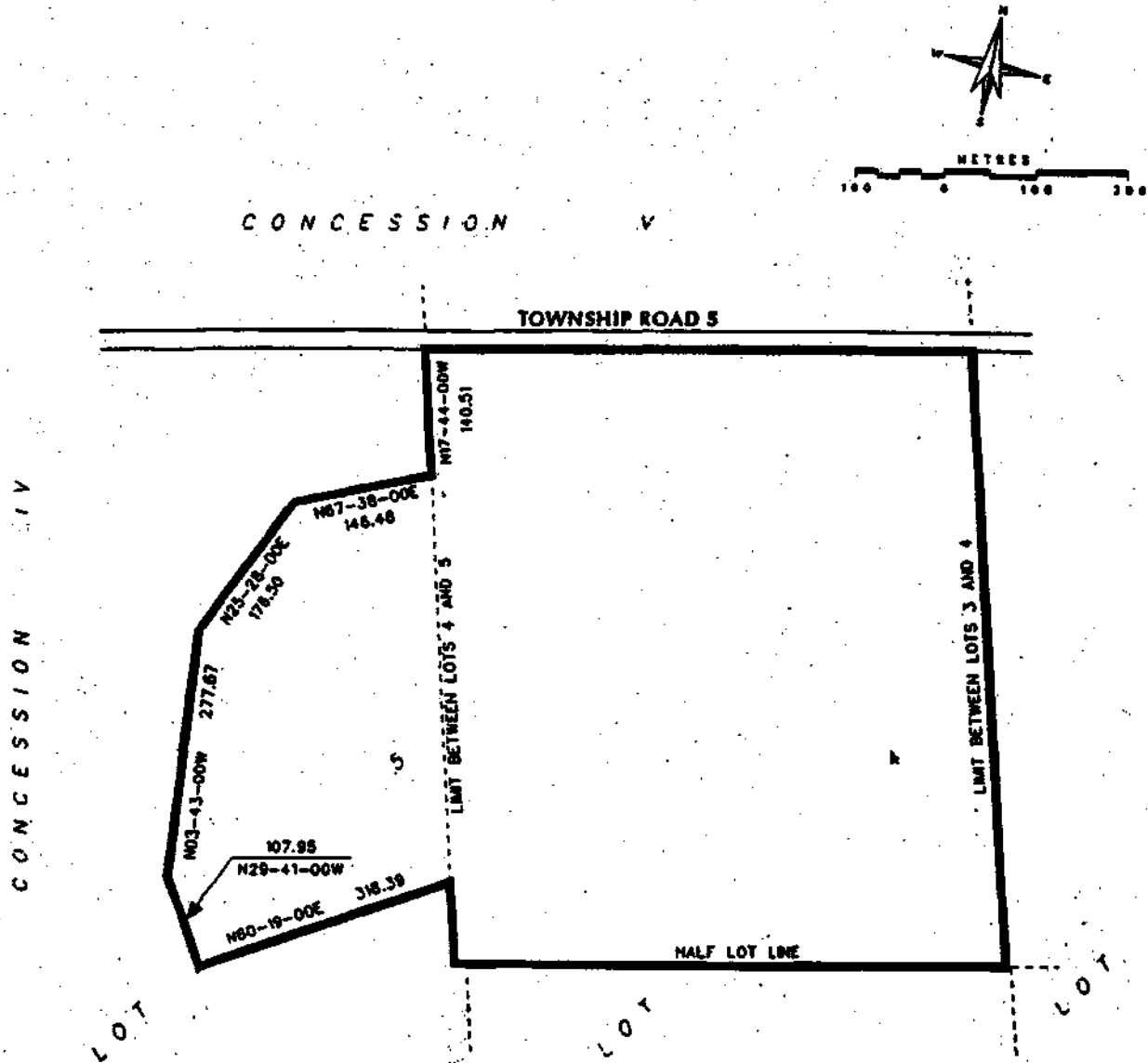
Pursuant to OMB Order No. 1584 (dated: November 25, 2003)

SCHEDULE "A"


TO BY-LAW No. 1376-2002

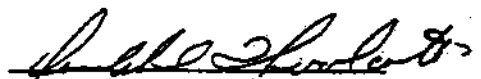

PART OF LOTS 4 AND 5, CONCESSION 4 (BLANDFORD)

TOWNSHIP OF BLANDFORD-BLENHEIM

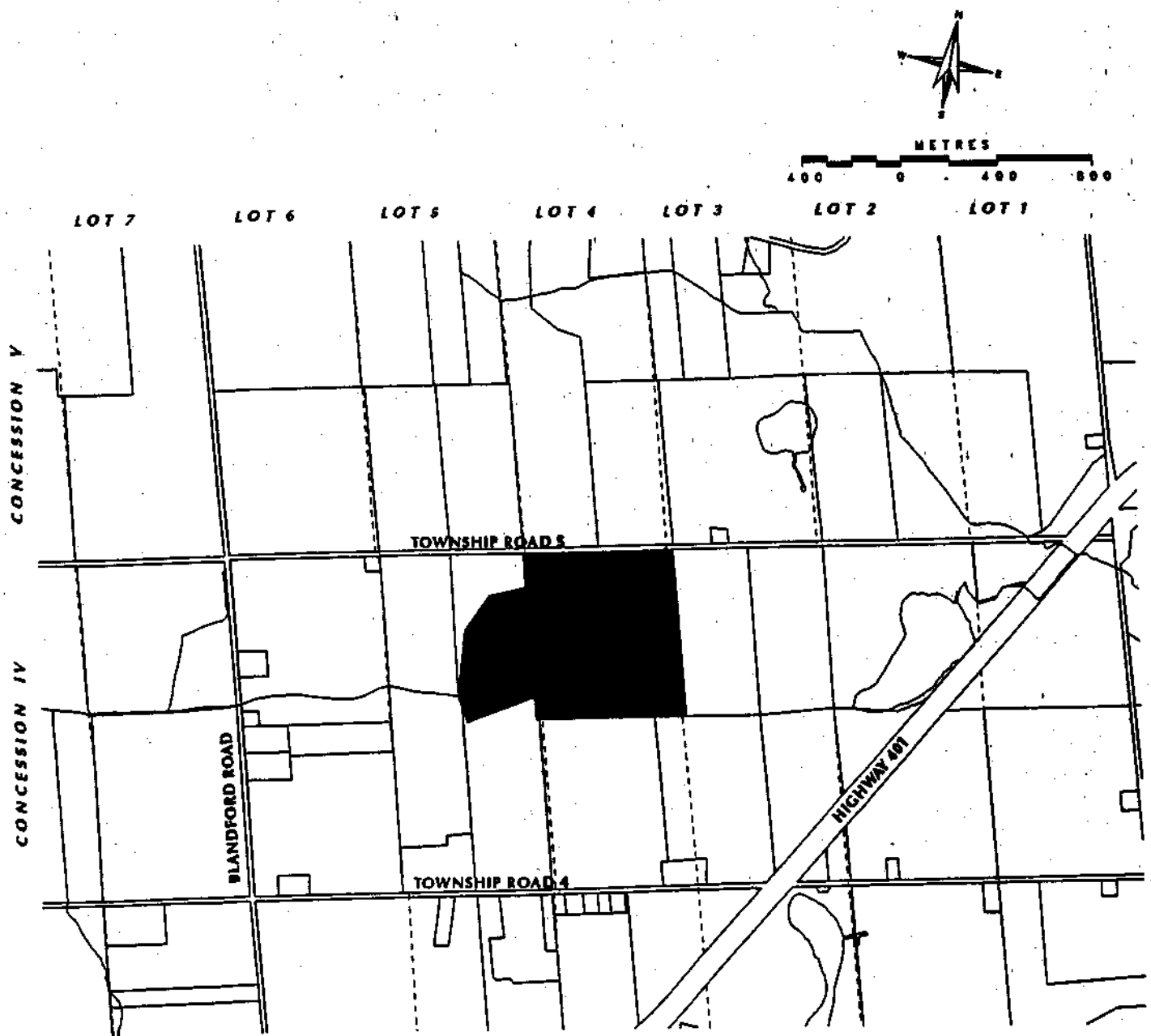


THIS IS SCHEDULE "A"
TO BY-LAW No. 1376-2002, PASSED
THE 17th DAY OF July, 2002.

 AREA OF ZONE CHANGE TO REC-5


Donald S. Woolcott MAYOR

Keith Reibling CLERK

KEY MAP



LANDS TO WHICH BYLAW _____ APPLIES



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

ISSUE DATE:

November 25, 2003

DECISION/ORDER NO:

1584



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL020752

Dan and Hazel Murray have appealed to the Ontario Municipal Board under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, against Zoning By-law 1376-2002 of the Township of Blandford-Blenheim
O.M.B. File No. R020179

BEFORE:

J.A. SMOUT
MEMBER) Monday, the 24th day of
)
) November, 2003

THIS MATTER having come on for public hearing and the Board having withheld its Order until this day to await the filing of the requirement items as stated in Decision/Order No. 0275 issued on February 24, 2003;

THE BOARD ORDERS that the appeal is allowed in part, and By-law 1376-2002 of the Township of Blandford-Blenheim is amended in the manner attached hereto as Attachment "1".

ACTING SECRETARY

ATTACHMENT "1"**THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM****BY-LAW NUMBER 1376-2002**

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems its advisable to amend By-law 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to REC-5 the zone symbol of the lands so designated REC-5 on Schedule "A" attached hereto.
2. That Section 24.4 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"24.4.5 Location: Part Lots 4 & 5, Concession 4 (Blandford) REC-5

24.4.5.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a conservation project
- a recreational clubhouse.

24.4.5.1.1 For the purposes of this subsection a 'recreational clubhouse' shall mean 'a building, or part of a building, in which facilities are provided for passive recreational, educational and conservation-oriented activities.'

24.4.5.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any REC-5 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

24.4.5.2.1 LOCATION OF A RECREATIONAL CLUBHOUSE

- (i) No portion of a recreational clubhouse shall be located within 30 metres (98.4 feet) of the front lot line.
- (ii) No portion of a recreational clubhouse shall be located within 54 metres (177 feet) of the nearest westerly side lot line.

The Corporation of the
Township of Blandford-Blenheim
By-Law Number 1376-2002

Page 2

24.4.5.2.2 FLOOR AREA FOR A RECREATIONAL CLUBHOUSE

Maximum 200 m² (2,150 ft²)

24.4.5.2.3 All of the provisions of the REC Zone in Section 24.2 and all other relevant provisions contained in this By-law shall continue to apply *mutatis mutandis*."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17th day of July, 2002.

READ a third time and finally passed this 17th day of July, 2002.

"Donald S. Woolcot"

Mayor

(SEAL)

"Keith Reibling"

Clerk

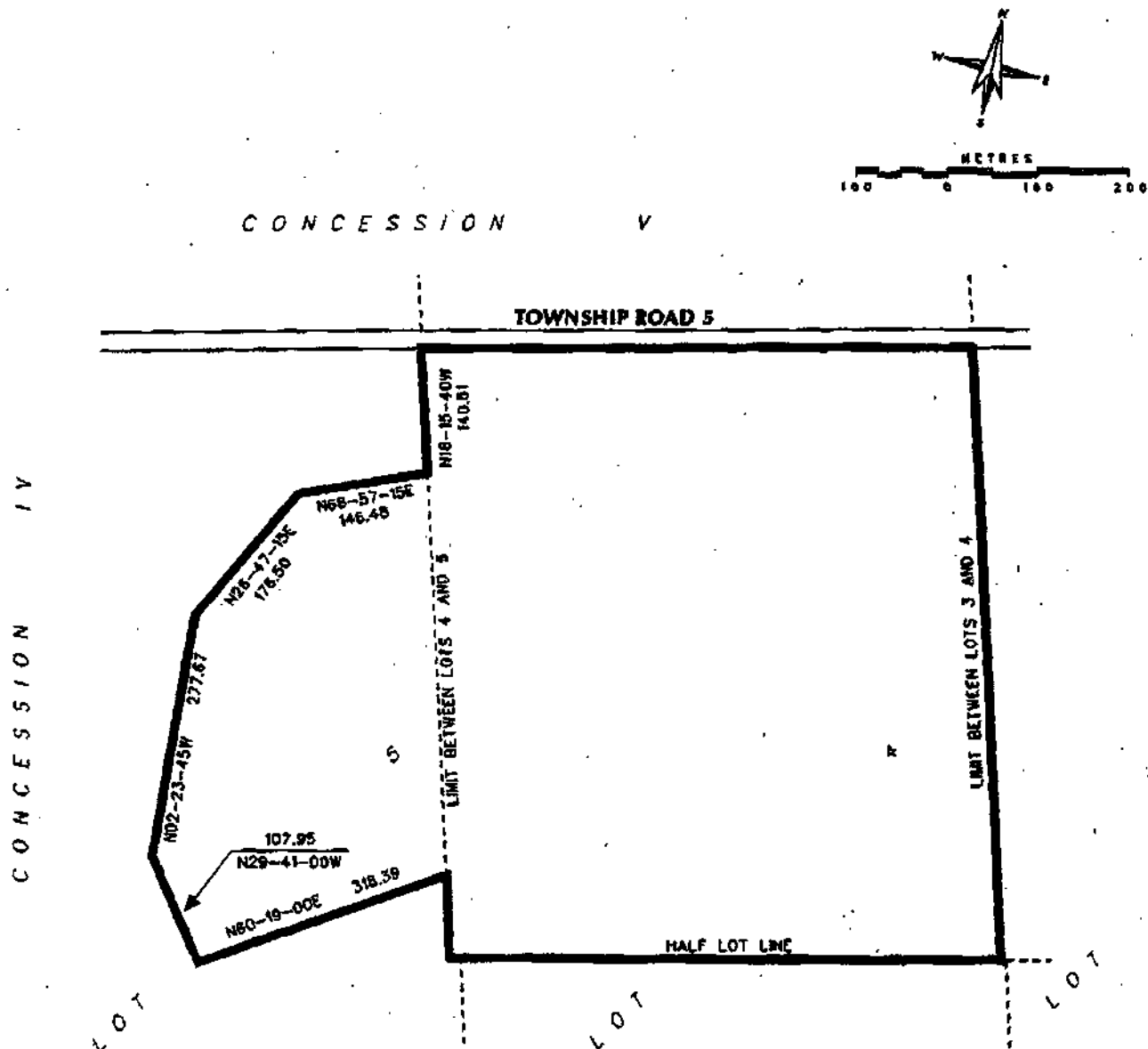
Pursuant to OMB Order No. 1584 (dated: November 25, 2003)

SCHEDULE "A"


TO BY-LAW No. 1376-2002

PART OF LOTS 4 AND 5, CONCESSION 4 (BLANDFORD)

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"
TO BY-LAW No. 1376-2002, PASSED
THE 17th DAY OF July, 2003 2

 AREA OF ZONE CHANGE TO REC-5

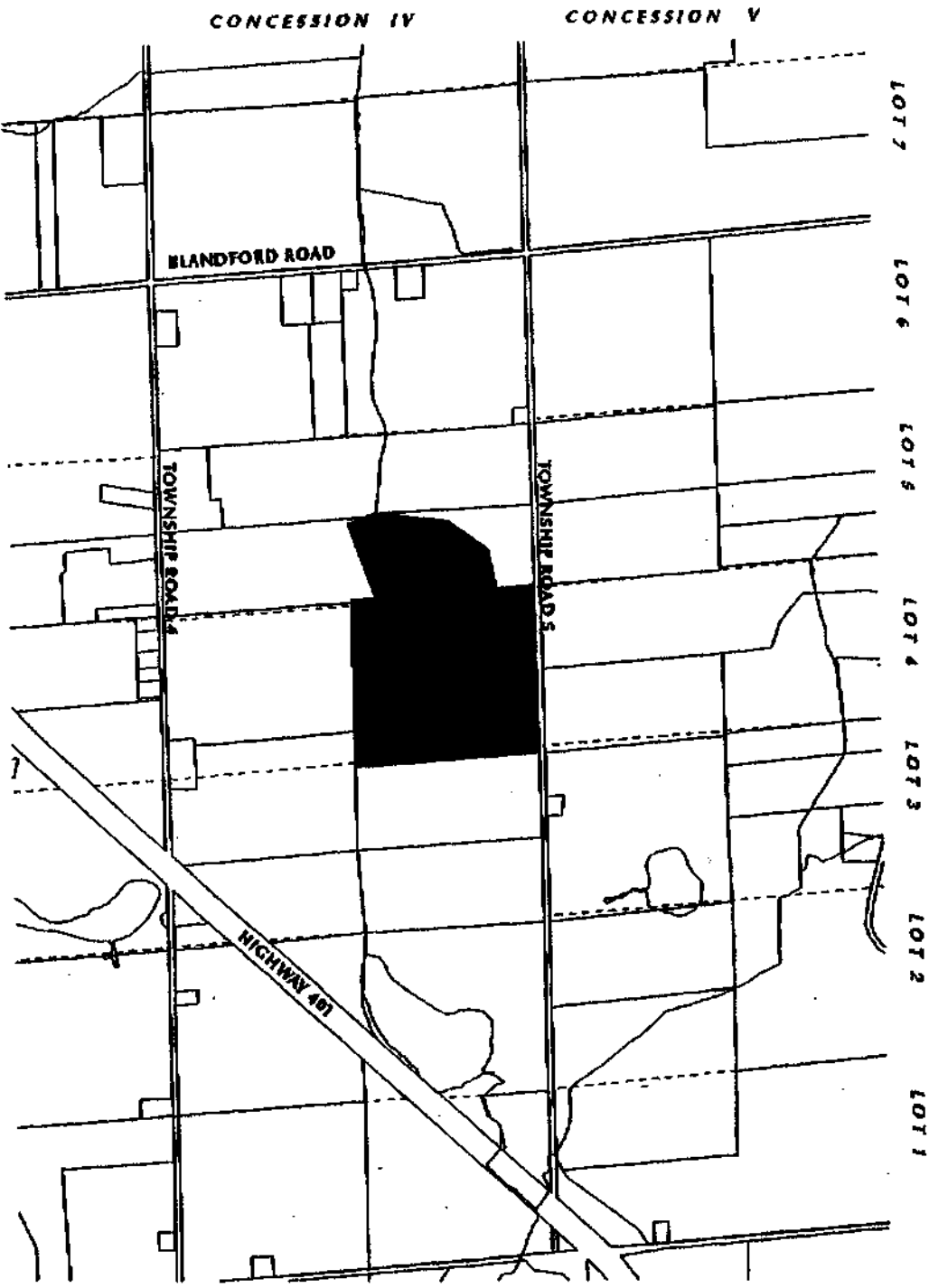
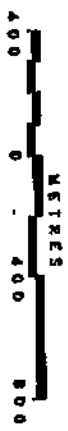
Donald S. Woolcott MAYOR

Keith Reibling CLERK



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

KEY MAP



1376-
LANDS TO WHICH BYLAW 2002 APPLIES



LAND INFORMATION SYSTEM
COURTESY OF GIS 93-0

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1377-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to A2-8 the zone symbol of the lands so designated A2-8 on Schedule "A" attached hereto.
2. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to RR-3 the zone symbol of the lands so designated RR-3 on Schedule "A" attached hereto.
3. That Section 7.6 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"7.6.8 LOCATION: PART LOT 12, CONCESSION 3 (BLANDFORD), A2-8

7.6.8.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-8 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- all uses permitted in Section 7.1 of this By-Law.

7.6.8.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any A2-8 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.8.2.1 LOT AREA

Minimum	20 hectares (49.4 acres)
---------	--------------------------

7.6.8.2.2 All of the provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

4. That Section 9.5 to By-Law Number 1360-2002, as amended is hereby amended by adding the following subsection at the end thereof.

"9.5.3 LOCATION: PART LOT 12, CONCESSION 3 (BLANDFORD), RR-3

9.5.3.1 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RR-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- all uses permitted in Section 9.1 of this By-Law;
- a mobile vehicle wash business.

9.5.3.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any RR-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

9.5.3.2.1 LOT AREA

Minimum	2,645 m ² (28,470 ft ²)
---------	--

9.5.3.2.2 LOT DEPTH

Minimum	45 metres (150 feet)
---------	----------------------

9.5.3.2.3 SPECIAL PROVISIONS FOR A MOBILE VEHICLE WASH BUSINESS

(i) Maximum Floor Area	135 m ² (1,453 ft ²)
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9.5.3.2.4 SPECIAL PROVISIONS FOR AN ACCESSORY USE IN A RESIDENTIAL ZONE

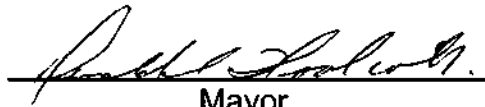
- (i) an accessory use may be attached to a building or structure housing a mobile vehicle wash business
- (ii) where a building housing an accessory use is attached to a building housing a mobile vehicle wash business, the height of the said accessory use shall not exceed the height of the said building housing the mobile vehicle wash business

9.5.3.2.5 All of the provisions of the RR Zone in Section 9.2 and all other relevant provisions contained in this By-law shall continue to apply mutatis mutandis."

5. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17th day of July, 2002.

READ a third time and finally passed this 17th day of July, 2002.



Mayor
Donald S. Woolcott

(SEAL)



Clerk
Keith Reibling

SCHEDULE "A"

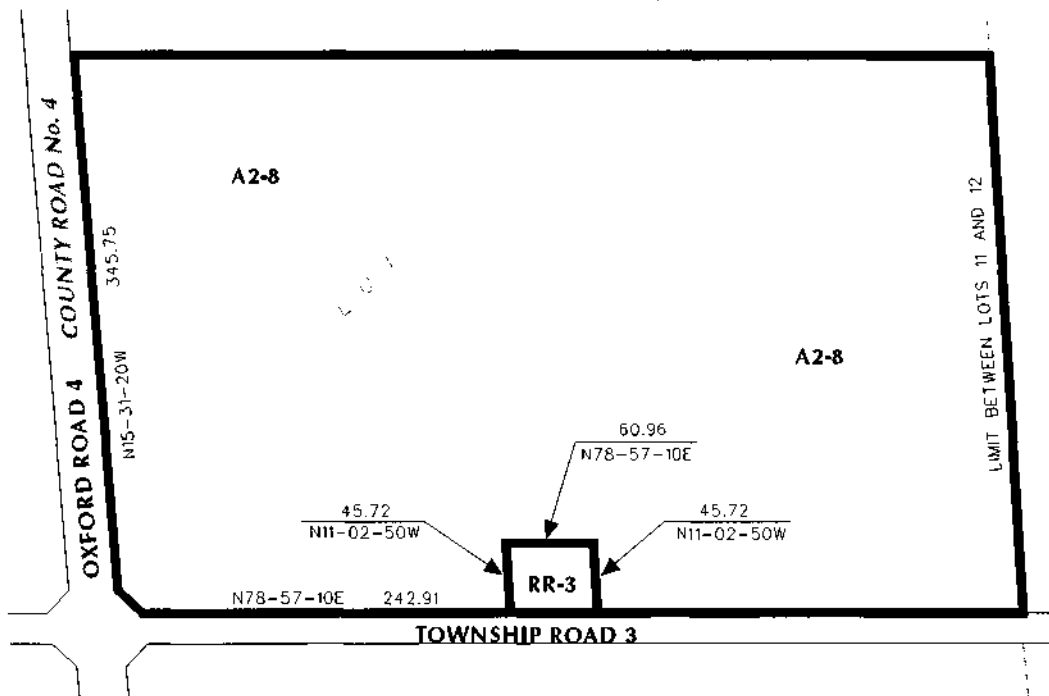
TO BY-LAW No. **1377-2002**

PART OF LOT 12, CONCESSION 3 (BLANDFORD)

TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION 111



CONCESSION 111

THIS IS SCHEDULE "A"

TO BY-LAW No. **1377-2002**, PASSED
THE **17th** DAY OF **July**, 2002

- A2-8** AREA OF ZONE CHANGE TO A2-8
- RR-3** AREA OF ZONE CHANGE TO RR-3

NOTE: ALL DIMENSIONS IN METRES



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LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

Frank J. Shook
MAYOR
Keith Reinking
CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1377-2002

EXPLANATORY NOTE

The purpose of By-Law Number 1377-2002 is to rezone lands located on the north side of Township Road 3, east of Oxford Road 4, comprising Part Lot 12, Concession 3 (Blandford), in the Township of Blandford-Blenheim from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-8)' and from 'Residential Existing Lot Zone (RE)' to 'Special Rural Residential Zone (RR-3)'. The zoning of the lands zoned 'A2-8' includes a provision recognizing the lot area of the agricultural parcel. The zoning of the RR-3 zoned lands recognizes an existing mobile vehicle wash business and permits the construction of an addition to the existing building housing the mobile vehicle wash business. The said addition may only be utilized for the personal use of the property owner and may not be used for the purposes of the said mobile vehicle wash business.

The lands zoned 'A2-8' are owned by Gordon Chesney, while the lands zoned RR-3 are owned by Gordon and Verna Chesney.

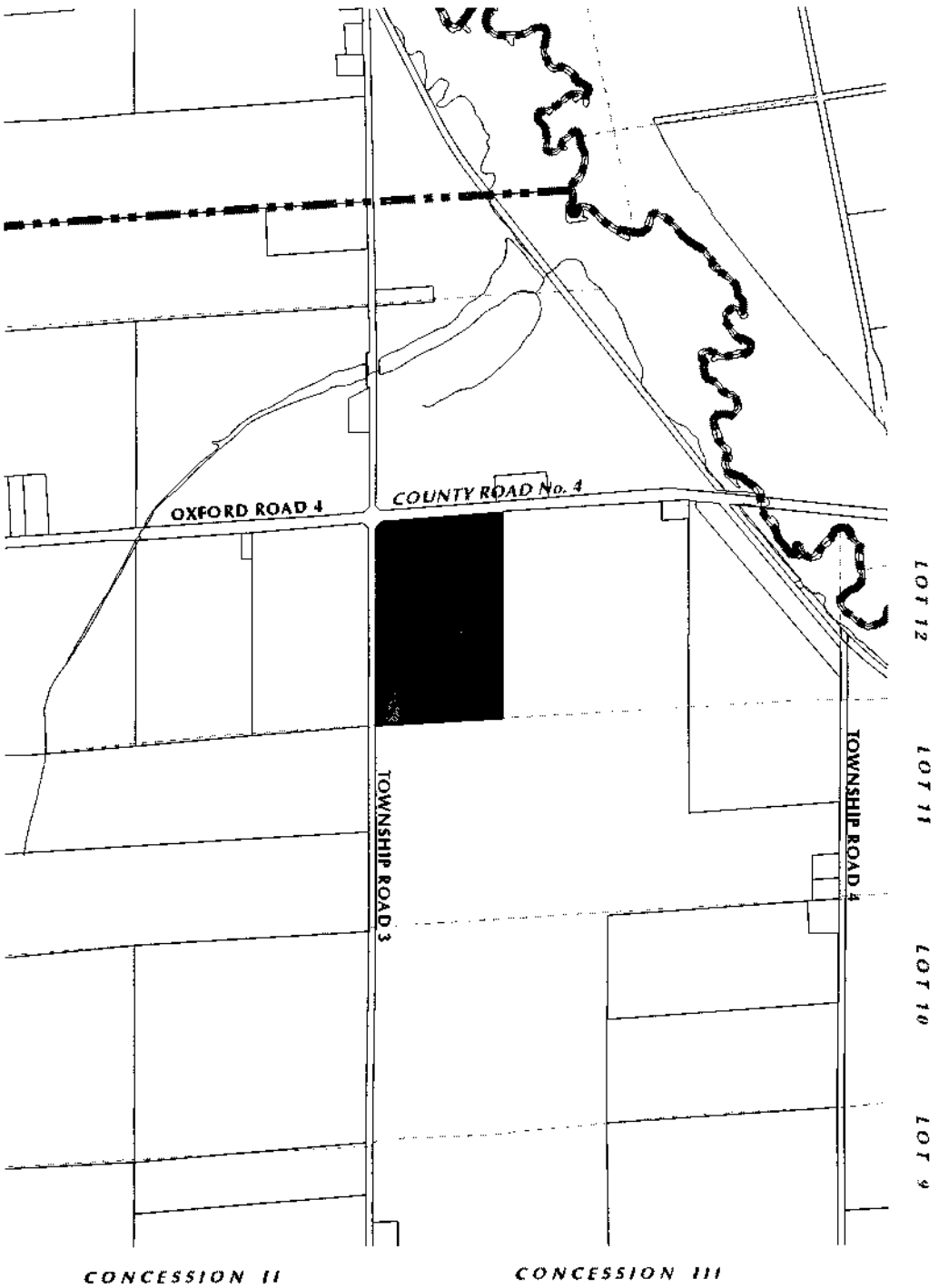
Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designations, approved By-Law Number 1377-2002. The public hearing was held on June 5, 2002.

Any person wishing further information relative to Zoning By-Law Number 1377-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



LANDS TO WHICH BYLAW 1377-2002 LIES



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COUNTY OF OXFORD

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1378-2002

Being a by-law to establish the Due Date for the 2002 Final tax levy on Commercial, Industrial, Large Industrial and/or Multi-Residential tax classes.

WHEREAS, the Council of the Township of Blandford-Blenheim enacted By-Law No. 1369-2002, on June 5, 2002 which adopted the 2002 estimates for the purposes of the municipality and levied the tax rates for all purposes.

AND WHEREAS, Section 6 of By-Law No. 1369-2002, stated that the 2002 final taxes for commercial, industrial, large industrial and/or multi-residential shall become due and payable after the 2002 capping adjustments are available at a date established by Council.

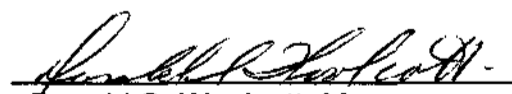
NOW THEREFORE, the Council of the Township of Blandford-Blenheim enacts as follows:

1. That final taxes for properties with commercial, industrial, large industrial and/or multi-residential tax classes shall become due and payable in two installments
September 13, 2002 and October 24, 2002.
2. That a penalty of 1 ¼% be added to the amount due on 1st day of default, if these amounts are unpaid after such date, and 1 ¼% per month on the first day of each calendar month thereafter, in accordance with the by-laws governing the same.
3. That the amounts levied shall be paid by the person or persons charged with the payment thereof, to the "Tax Collector" of the Township of Blandford-Blenheim. Payment options are as follows:
 - By cheque/cash at the Township office, 47 Wilmot Street Drumbo
 - By Mail at Box 100 Drumbo On N0J 1G0
 - By telephone /pc banking, provided your bank offers that service
 - At the Bank of Montreal branch in Drumbo and/or the CIBC branches in Plattsville and Ayr.
 - Beginning 2003, Pre-Authorized Payment Plans. Two plans will be made available. A 10 month plan where payments will be deducted directly from your bank account on the 15th of each month beginning January. Or a four regular tax installment plan.

By-law **READ** a **FIRST** and **SECOND** time this 21st day of August, 2002

By-Law **READ** a **THIRD** time and **FINALLY PASSED** in open Council this 21st day of August, 2002.

(Seal)


Donald S. Woolcott, Mayor


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1379-2002

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to R1 the zone symbol of the lands so designated R1 on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16th day of October, 2002.

READ a third time and finally passed this 16th day of October, 2002.


Mayor
Donald S. Woolcott

(SEAL)

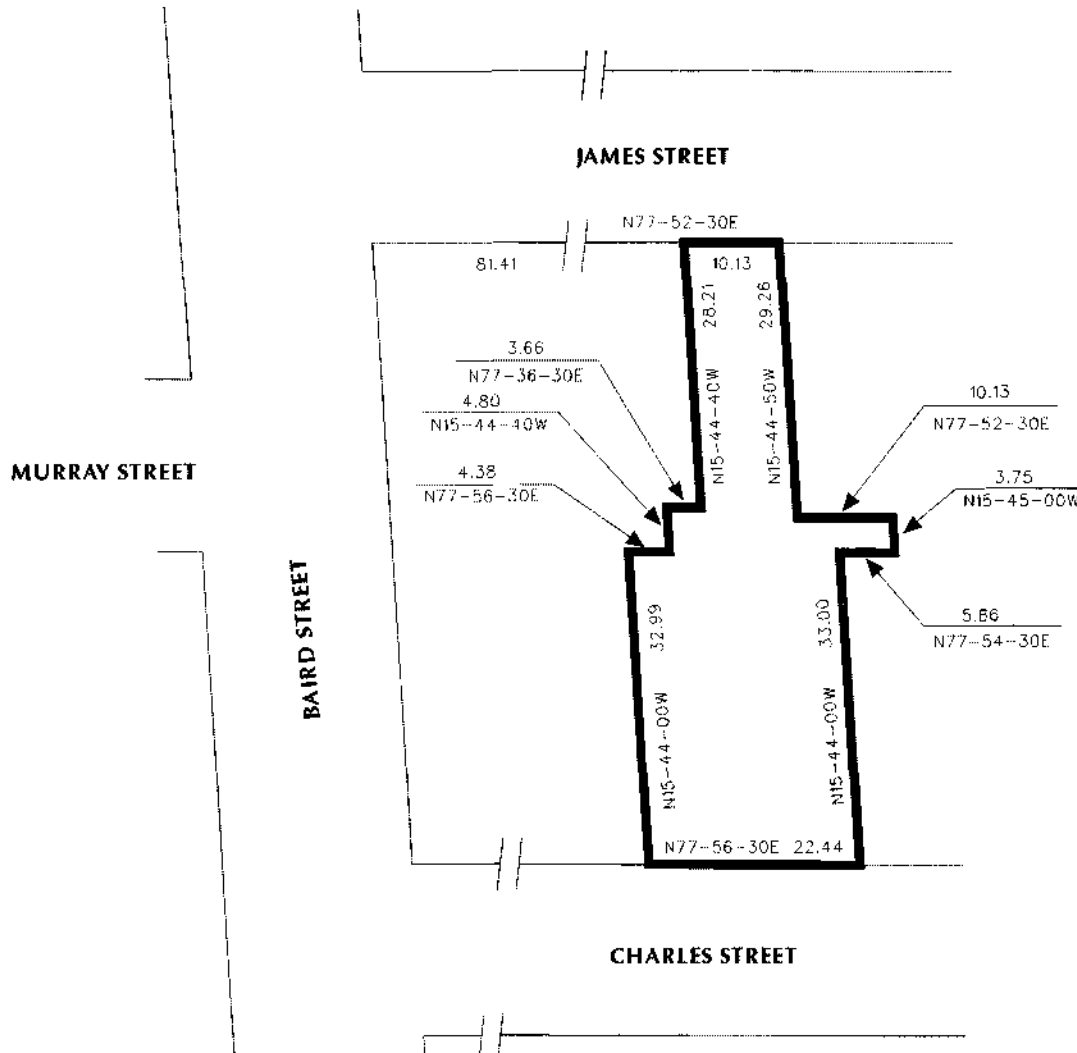
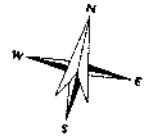

Clerk
Keith Reibling

SCHEDULE "A"

TO BY-LAW No. **1379-2002**

PART LOTS 25, 43 AND 44, REGISTERED PLAN 152 (BLENHEIM)
PARTS 1-4, REFERENCE PLAN 41R-2653


TOWNSHIP OF BLANDFORD-BLENHEIM




THIS IS SCHEDULE "A"


TO BY-LAW No. **1379-2002** PASSED

THE **16th** DAY OF **October**, 2002

 AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES


Donald S. Woolcott MAYOR


Keith Reibling CLERK

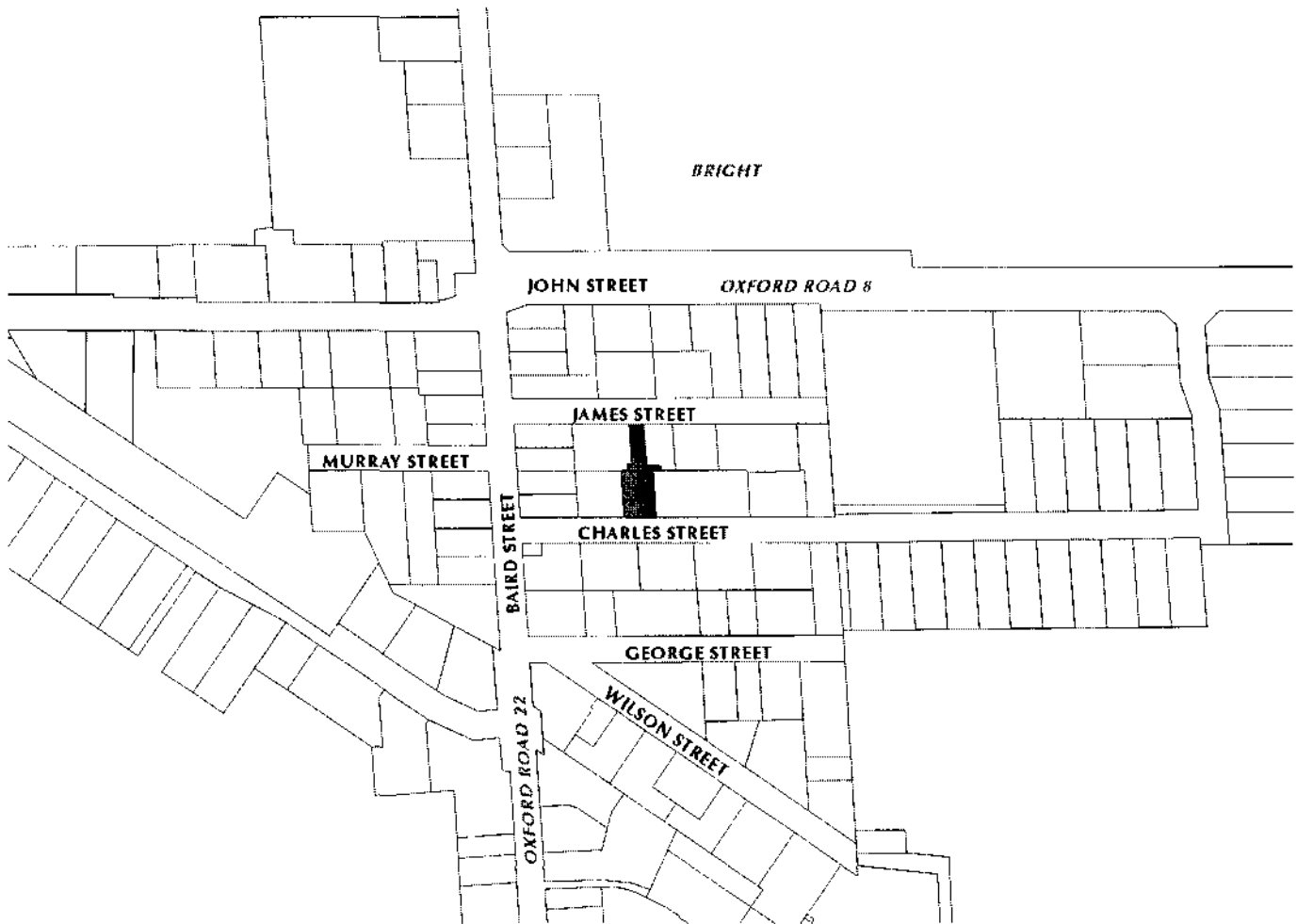


© 2002
LAND RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

KEY MAP



METRES
80 0 80 160



LANDS TO WHICH BYLAW **1379-2002** APPLIES



© 2002
LAND-RELATED INFORMATION SYSTEM
COUNTY OF OXFORD

ZON 1-02-06

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER

EXPLANATORY NOTE

The purpose of By-Law Number 1379-2002 is to rezone lands located at 18 Charles Street, between Baird Street South and Hewitt Street, being Part Lots 34, 35, 43 and 44 Registered Plan 152 - Bright (Blenheim), and designated as Parts 1, 2, 3 and 4 on Reference Plan 41R-2653, in the village of Bright, in the Township of Blandford-Blenheim from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)' to allow for the future conveyance of these lands to adjacent land owners. The lands zoned 'R1' are owned by the Corporation of the Township of Blandford-Blenheim.

Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1379-2002. The public hearing was held on October 16, 2002.

Any person wishing further information relative to Zoning By-Law Number 1379-2002 may contact the undersigned.

Mr. Keith Reibling
Clerk-Administrator
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1380-2002

Being a By-law to authorize an Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Municipal Affairs and Housing and the Township of Blandford-Blenheim under the authority of the Municipal Act.

WHEREAS Section 101 Chapter 45 of the Municipal Act RSO 1990 as amended, provides the jurisdiction of every council is confined to the municipality that it represents and its powers shall be exercised by by-law.

AND WHEREAS On December 21, 2001, the Township was approved funding under the Canada-Ontario Infrastructure Program – Ontario Small Town and Rural (OSTAR) Infrastructure Initiative. The projects approved were the reconstruction and/or rehabilitation of Bridge structures identified as #27, #53 #59 and #63. The estimated costs of the projects were \$452,700.00 and the senior levels of governments share was set at \$301,748.00.

AND WHEREAS, there is a requirement under the Canada-Ontario Infrastructure Program that the municipality sign a contribution agreement with the Province which outlines the terms and conditions that must be followed in order to ensure receipt of funding.

AND WHEREAS Resolution #8 enacted at the May 15, 2002 regular meeting of Council authorized the Mayor and Clerk-Administrator to sign the contribution agreement.

AND WHEREAS, the Ministry responsible for administering the Canada-Ontario Infrastructure Program OSTAR Initiative are requesting that Council confirm the resolution by by-law.

NOW THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:


1. That Council confirms the actions taken under Resolution #8 enacted at the May 15, 2002 regular council meeting that authorized the Mayor and Clerk-Administrator to sign and execute the OSTAR contribution funding agreement under the Canada-Ontario Infrastructure Program.
2. That Council delegates authority to the Treasurer/collector for endorsement purposes in submitting claims in accordance with the funding agreement.

By-law **READ** a **FIRST** and **SECOND** time this 16th day of October, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16th day of October, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk/Administrator

<p style="text-align: center; font-size: 24pt; font-weight: bold;">461312</p> <p>Number..... CERTIFICATE OF REGISTRATION REGISTERED</p> <p style="text-align: center; font-size: 18pt;">2002-11-27</p> <p>at 11:09 <i>myk</i> Land Registry Office No. 41 Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 2 pages</p>
	<p>(3) Property Identifier(s) Block Property</p> <p> 00285 0048</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document</p> <p style="text-align: center;">By-law</p>
	<p>(5) Consideration</p> <p style="text-align: center;">---Nil----- Dollars \$</p>
	<p>(6) Description</p> <p>In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 17, Concession 12, designated as PART 1 on Reference Plan 41R-7097.</p>
<p>Additional: See Schedule <input type="checkbox"/></p>	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>

(8) This Document provides as follows:

See Township of Blandford-Blenheim By-law Number 1381-2002 attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D
THE CORPORATION OF THE TOWNSHIP		
OF BLANDFORD-BLENHEIM (the "Township")		
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	2002 11 26

(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

(13) Address for Service

(14) Municipal Address of Property

Vacant Land,
Mill Street,
Plattsville, Ontario.

(15) Document Prepared by:

Keith Reibling,
Clerk-Administrator,
Township of Blandford-Blenheim,
47 Wilmot Street South,
Drumbo, Ontario.
N0J 1G0

Fees and Tax	
Registration Fee	60
Total	60

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **1381-2002**

Being a By-law to provide for the acquisition of lands to be used as part of the Mill Street road allowance, located in Lot 17, Concession 13 (former Blenheim).

AND WHEREAS the Councils of every municipality are authorized by Section 259 of the Municipal Act, R.S.O. 1990, Chapter C.45, and amendments thereto, to pass by-laws for acquiring or for assuming part of a highway;

AND WHEREAS the Councils of local municipalities are authorized by Section 210, Subsection 111 of the Municipal Act, R.S.O. 1990, Chapter M.45, and amendments thereto, to pass by-laws to provide for the naming of highways;

AND WHEREAS the Township of Blandford-Blenheim requires the said lands to accommodate the widening of Mill Street in Plattsville and further agrees to purchase the necessary lands from a residential lot located at 19 Platt Street North in Plattsville from the Estate of Rose Brennan, in accordance with an agreed upon price of \$2.50 per square foot for the Residential zoned lands;

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Council agrees to acquire a parcel of land to be used as part of a road allowance located in part of Lot 17, Concession 13, (former Blenheim) more particularly described as follows:

PART 1 on a Reference Plan deposited in the Registry Division of Oxford (No. 41) as 41R-7097.

 - 1.1 All that part of the said road allowance described in Section 1 herein shall be purchased by the Township of Blandford-Blenheim from the Estate of Rose Brennan for the sum of Nine Thousand, One Hundred and Seventy-five (\$9,175.00) DOLLARS.
 - 1.2 That the parcel of land described in Section 1 herein is assumed as a municipal public highway for the use and benefit of the public.
2. That the parcel of land described in Section 1 herein, shall be named "Mill Street".

By-law **READ** a **FIRST** and **SECOND** time this 20th day of November, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 20th day of November, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1382-2002

Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Balls Drain 2000.

WHEREAS By-law Number 1333-2001 enacted the 21st day of March, 2001, provided for the construction of the Balls Drain 2000, based on the estimates contained in a drainage report dated December 14, 2000, as amended in accordance with the Drainage Tribunal Order dated September 24, 2001 and as submitted by Paul Elston, P.Eng., from the firm of R.J. Burnside & Associates Limited.

The Drainage Works were completed as per the Engineer's Report, and the total actual cost to construct the Drainage Works was \$151,153.65. The Engineer's Estimated Costs to construct the Drainage Works was \$173,100.00 less \$22,610.00 for Blandford Road for Special Assessments for a Net Estimated Cost of \$150,490.00. The Actual Costs for the Special Assessments was \$17,970.00 for Blandford Road, reducing the net actual costs to \$133,183.65 for pro-rata purposes. The Actual cost to construct the Drainage Works was under the Estimated Costs by a sum of \$17,306.35 or 88.5% of the Engineer's Estimate.

The Drainage Act, R.S.O. 1990, Section 62 and amendments thereto, empowers Council to amend assessment schedules to provide proper contribution towards the drainage works based on actual costs on a pro-rata basis according to the assessments in the original estimate.

THEREFORE, Be it Enacted by the Municipal Council of The Corporation of the Township of Blandford-Blenheim:

1. The Assessments listed in the Actual Cost column shall be levied and assessed against the appropriate lands and roads.

TOWNSHIP OF NORWICH
MAIN DRAIN

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED	ACTUAL COSTS
1	Part Lot 8 (Praveen & Lokeshani Kumar)	\$ 136.00	\$ 120.36
1	Part Lot 8 (Dennis Kleen)	57.00	50.45
1	Part Lot 8 (Graham Robertson)	22.00	19.47
1	Part Lot 8 (David Bailey)	123.00	108.86
1	Part Lot 8 (Ministry of Transportation)	57.00	50.45
1	Part Lot 8 (Brian & Antonia Wilkens)	24.00	21.24
1	Part Lot 8 (Nellie Warkentin)	43.00	38.06
1	Part Lot 8 (Eastwood Auto)	<u>79.00</u>	<u>69.92</u>
	SUB-TOTAL	\$ 541.00	\$478.81
	County of Oxford - County Road 2	<u>851.00</u>	<u>753.14</u>
TOTAL ASSESSMENT - MAIN BRANCH			
	TOWNSHIP OF NORWICH	<u>\$ 1,392.00</u>	<u>\$1,231.95</u>

By-law Number **1382-2002** Cont'd.

TOWNSHIP OF BLANDFORD-BLENHEIM
SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED	ACTUAL COSTS
1	Pt. S ½ Lot 6 (Constance Erb & Teena Bergman)	\$ 2,930.00 *	\$2,593.05
1	Pt. S ½ Lot 6 (Alec Kelly)	132.00	116.82
1	Pt. S ½ Lot 6 (Herbert Batho)	35,465.00 *	31,386.53
1	NE ¼ Lot 6 (Wm. A. Chesney & Sons Ltd.)	2,168.00	1,918.68
1	NW ¼ Lot 6 (Kenneth Batho)	13,139.00	11,628.02
1	S ½ Lot 7 (Herbert Batho)	8,075.00 *	7,146.38
1	N ½ Lot 7 (Robert, Marlene & Steven Scott)	36,898.00 *	32,654.73
1	Pt S ½ Lot 8 (Ross & Jacqueline McLeod)	165.00	146.03
1	Pt. Lot 8 (Robert & Catherine Corlett)	10,024.00	8,871.24
1	Pt. S ½ Lot 8 (Ethel Barker)	159.00	140.72
1	Pt. S ½ Lot 9 (DNG Investments)	32.00	28.32
1	Pt. Lot 8 (Robert Balls)	348.00	307.98
2	SE ¼ Lot 6 (Ronald & Barbara Chesney)	248.00	219.48
2	Pt. SW ¼ Lot 6 (William Snell)	3,132.00	2,771.82
2	Pt. S ½ Lot 7 (Orval & Carol Stere)	3,469.00	3,070.07
2	Pt. S ½ Lot 7 (Hazel Peter)	1,721.00	1,523.09
2	Pt. S ½ Lot 7 (Reginald & Arlene Bailey)	188.00	166.38
2	Pt. S ½ Lot 7 (Blake & Marion Kramer)	235.00	207.98
2	Pt. S ½ Lot 8 (David & Ina Sanders)	101.00	89.39
	SUB-TOTAL	\$118,629.00	\$104,986.71
	Township Road 2	7,456.00	6,598.56
	Blandford Road	22,162.00	19,613.29
	Special Assessment - Blandford Road	22,610.00	17,970.00
	County of Oxford - County Road 2	851.00	753.14
	TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM	\$171,708.00	\$149,921.70

* Denotes amended in accordance with the Drainage Tribunal Order dated September 24, 2001.

2. The appropriate grants and allowances shall be deducted from the actual costs before sending the NET ASSESSMENT to the individual property owners.

By-law **READ** a **FIRST** and **SECOND** time this 4th day of December, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 4th day of December, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk-Administrator.

RATING BY-LAW

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1383-2002

A by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*.

WHEREAS owners of land in the municipality have applied to the Council under the *Tile Drainage Act* for loans for the purpose of constructing subsurface drainage works on such land;

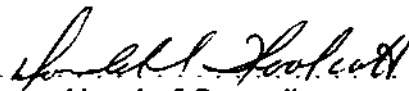
AND WHEREAS the Council has, upon their application, lent the owners the total sum of \$ 8,000.00 . . . to be repaid with interest by means of rates hereinafter imposed;

BE IT THEREFORE ENACTED by the Council:

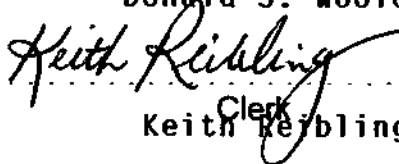
1. That annual rates as set out in the Schedule 'A' attached hereto are hereby imposed upon such land as described for a period of ten years, such rates to be levied and collected in the same manner as taxes.

Passed this . . . 18th . . . day of December , . 2002 .

Corporate Seal



Head of Council
Donald S. Woolcott


Clerk
Keith Kerbling

[illegible]**TOTAL**

* \$ 8,000.00

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1384-2002

Being a By-law to amend the schedule of fees for certain municipal services for the Township of Blandford-Blenheim.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to increase the tariff of fees for planning applications.

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

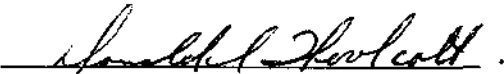
1. That Section 4 of Schedule "A" to By-law Number 1103-96 is hereby revoked and shall be substituted as follows:

Tariff of Fees for Planning Applications:	<u>FEE</u>
i) Application for Zone Change (OMB hearing add \$300.00)	\$250.00
ii) Application for Minor Variance	\$200.00

2. That this By-law shall come into force and effect on the final passing thereof.

By-law **READ** a **FIRST** and **SECOND** time this 18th day of December, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 18th day of December, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 1385-2002

Being a By-law to prescribe the form and manner and times for the Provision of Notice.

WHEREAS the *Municipal Act, 2001, S.O. 2001, c.25, S. 251*, provides that where a municipality is required to give notice under a provision of this Act, the municipality shall give the notice in a form and in the manner and at the times that the Council considers adequate to give reasonable notice under the provision;

AND WHEREAS it is deemed advisable to set out the minimum notice requirements for those actions for which the notice requirements are not prescribed under the provisions of the *Municipal Act* or its regulations;

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

DEFINITIONS

1. In this by-law

“Act” means the *Municipal Act, 2001, S.O. 2001, c. 25*

“Clerk” means the Clerk of the Township of Blandford-Blenheim;

“newspaper” means a printed publication in sheet form, intended for general circulation, published regularly at intervals of not longer than a week, consisting in great part of news of current events of general interest and sold to the public and to regular subscribers;

“published” means published in a daily or weekly newspaper that, in the opinion of the clerk, has such circulation within the municipality as to provide reasonable notice to those affected thereby, and “publication” has a corresponding meaning;

NOTICE OF INTENTION TO PASS BY-LAW—NOTICE OF PUBLIC MEETING

Manner of Notice

2. Where notice of intention to pass a by-law or notice of a public meeting is required to be given, the Clerk shall cause such notice to be published in a newspaper.

Time of Notice

3. Where notice of intention to pass a by-law or notice of a public meeting is required to be given, such notice shall be provided in the time frame prescribed in the Act or its regulations, and if not so prescribed, notice shall be given at least once a minimum of fourteen days prior to the proposed action being taken.

Form of Notice

4. Unless otherwise prescribed in the Act or its regulations, where notice of intention to pass a by-law or notice of a public meeting is required to be given, the form of the notice shall include the following information:

- (1) A description of the purpose of the meeting, or the purpose and effect of the proposed by-law;
- (2) The date, time and location of the meeting;
- (3) Where the purpose of the meeting or proposed by-law is related to specific lands with the Township, a key map showing the affected lands;
- (4) The name and address of the person who will receive written comments on the issue which is the subject of the meeting and the deadline for receiving such comments.

FINANCIAL

Adoption of Annual Budget

5. The notice provisions set out in Sections 1, 2 and 3 shall apply to the adoption of the annual budget in total.

Amendments to Budget

6. Where expenditure estimates approved in the budget have been subject to quotations or tenders quoting an amount greater than the estimated expenditure for that item, the approval process set out under the Township purchasing policy shall apply, and notice of such amendment to the budget shall be included in the report and the printing of this item on the Township and/or Committee Agenda, with the notation "*Amendment to Budget*", shall constitute sufficient notice.
7. New projects that have not been included in the annual budget shall be detailed in a staff report and notice of such amendment to the budget shall be included in the report and the printing of this item on the Council and/or Committee Agenda, with the notation "*Amendment to Budget*", shall constitute sufficient notice.

Operating Costs Incurred Prior to Budget Approval

8. Normal operating costs incurred prior to the adoption of the annual budget shall not require notice, and approval of such expenditures shall be deemed ratified upon the adoption of the annual budget.

Improvements to Service

9. Unless otherwise designated by regulation, notice of improvements in the efficiency and effectiveness of the delivery of services by the Township and its local boards; and barriers identified by the Township and its local boards to achieving improvements in the efficiency and effectiveness of the delivery of services by them, shall be published in the newspaper at the same time as prescribed in the Act for the publication of the Financial Statements of the Township.

GENERAL

10. Where separate by-laws have been enacted in accordance with provisions contained in the Act, the notice provisions set out in such by-laws shall prevail.

11. No notice shall be required under this by-law, where the provision of notice will interfere with the ability of Council to conduct business with respect to a matter permitted for a closed session under Section 239 of the Act.
12. Nothing in this by-law shall prevent the Clerk from using more comprehensive methods of notice or providing for a longer notice period.

EMERGENCY PROVISION

13. If a matter arises, which in the opinion of the Clerk-Administrator, in consultation with the Mayor, is considered to be of an urgent or time sensitive nature, or which could affect the health or well-being of the residents of the Township of Blandford-Blenheim, or if a State of Emergency is declared, or if so advised by a Provincial Ministry, the notice requirements of this by-law may be waived and the Clerk shall make his/her best efforts to provide as much notice as is reasonable under the circumstances.

EFFECTIVE DATE

14. This by-laws shall come into full force and effect on January 2, 2003.

By-law **READ** a **FIRST** and **SECOND** time this 18th day of December, 2002.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 18th day of December, 2002.


Donald S. Woolcott, Mayor

(SEAL)


Keith Reibling, Clerk-Administrator